

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Crossroads / 91

**Previous Physical Inspection:** 2004 sub 4/2006 sub 13

**Improved Sales:**

Number of Sales: 768

Range of Sale Dates: 1/2004 - 12/2006

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$207,500	\$181,800	\$389,300	\$455,700	85.4%	17.34%
<b>2007 Value</b>	\$248,600	\$193,500	\$442,100	\$455,700	97.0%	17.25%
<b>Change</b>	+\$41,100	+\$11,700	+\$52,800		+11.6%	-0.09%
<b>% Change</b>	+19.8%	+6.4%	+13.6%		+13.6%	-0.52%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.09% and -.52% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2006 Value</b>	\$212,100	\$186,000	\$398,100
<b>2007 Value</b>	\$254,100	\$197,700	\$451,800
<b>Percent Change</b>	+19.8%	+6.3%	+13.5%

Number of one to three unit residences in the Population: 4290

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes that are grade 10 had higher average ratios (assessed value /sales price) than the population, so the formula adjusts these properties upward less than the population.

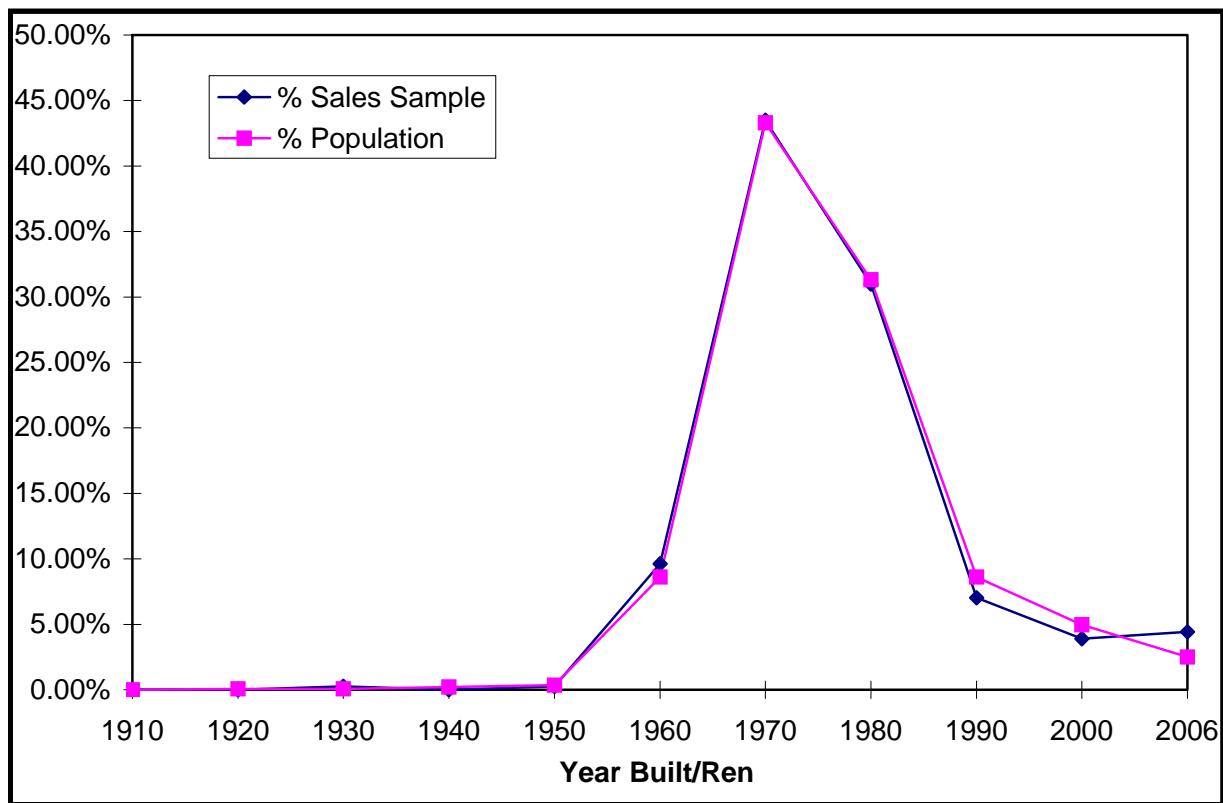
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

## ***Sales Sample Representation of Population - Year Built / Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	0.26%
1940	0	0.00%
1950	2	0.26%
1960	74	9.64%
1970	334	43.49%
1980	238	30.99%
1990	54	7.03%
2000	30	3.91%
2006	34	4.43%
	768	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	3	0.07%
1930	3	0.07%
1940	9	0.21%
1950	15	0.35%
1960	369	8.60%
1970	1858	43.31%
1980	1343	31.31%
1990	369	8.60%
2000	213	4.97%
2006	108	2.52%
	4290	



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

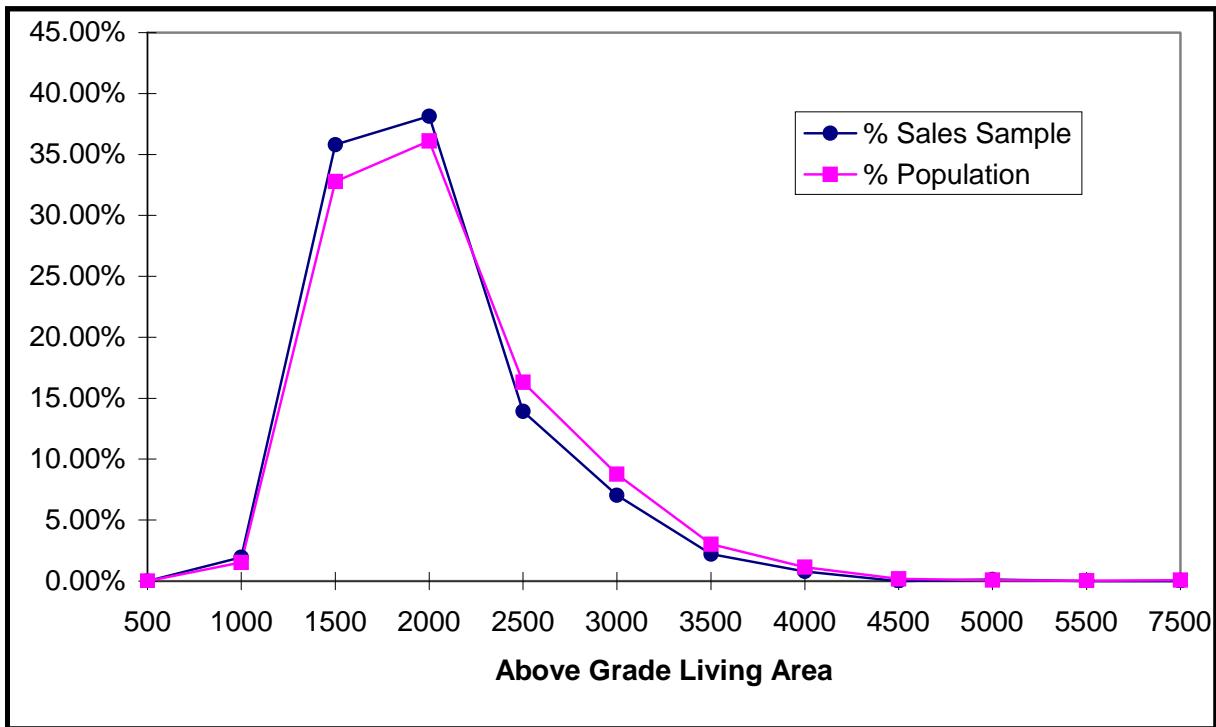
## **Sales Sample Representation of Population - Above Grade Living Area**

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	15	1.95%
1500	275	35.81%
2000	293	38.15%
2500	107	13.93%
3000	54	7.03%
3500	17	2.21%
4000	6	0.78%
4500	0	0.00%
5000	1	0.13%
5500	0	0.00%
7500	0	0.00%
	768	

**Population**

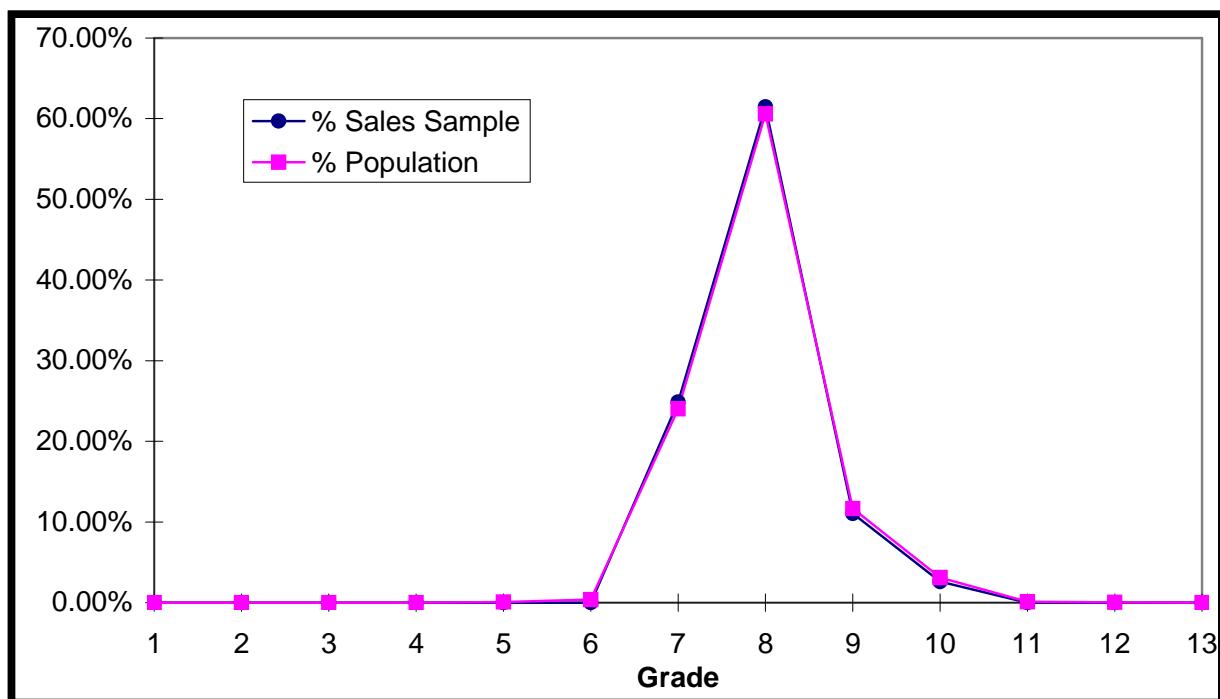
AGLA	Frequency	% Population
500	0	0.00%
1000	65	1.52%
1500	1406	32.77%
2000	1549	36.11%
2500	700	16.32%
3000	376	8.76%
3500	130	3.03%
4000	49	1.14%
4500	8	0.19%
5000	3	0.07%
5500	1	0.02%
7500	3	0.07%
	4290	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

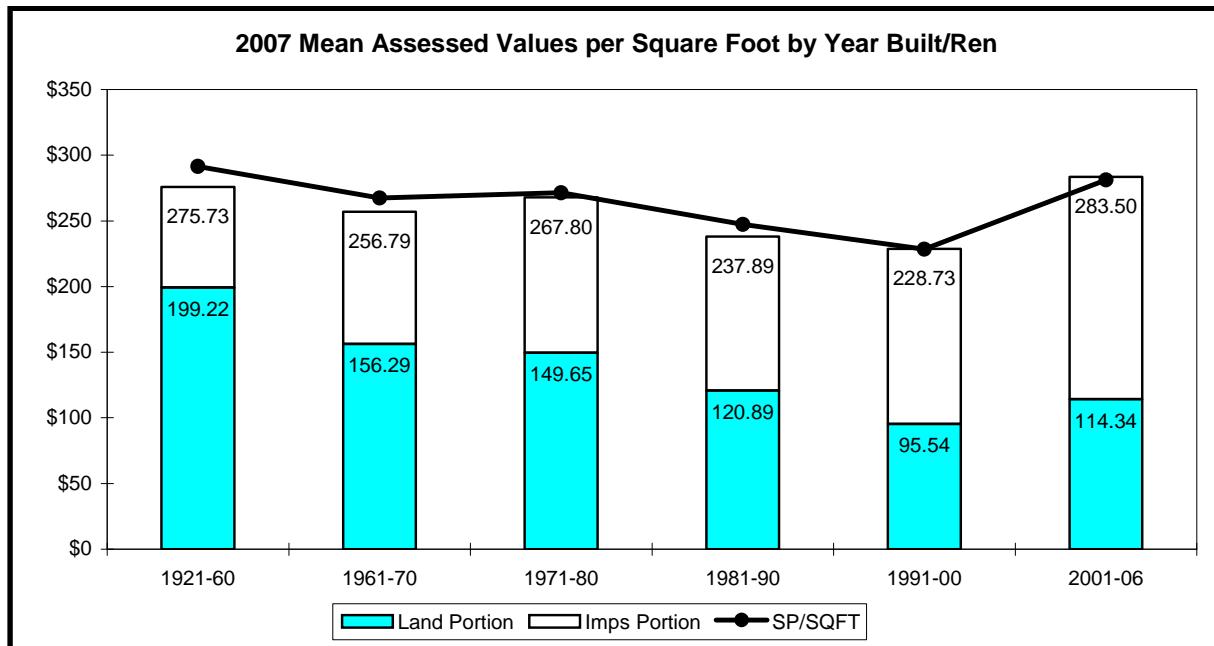
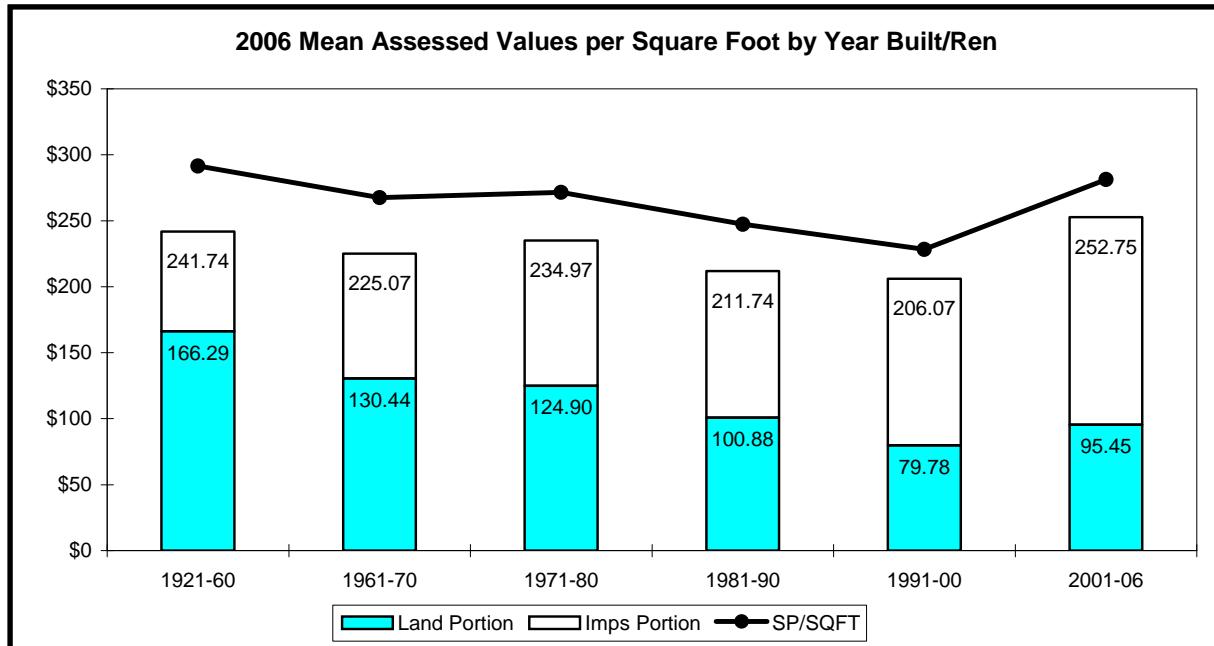
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	3	0.07%
6	0	0.00%	6	17	0.40%
7	191	24.87%	7	1031	24.03%
8	472	61.46%	8	2599	60.58%
9	85	11.07%	9	501	11.68%
10	20	2.60%	10	133	3.10%
11	0	0.00%	11	5	0.12%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
		768			4290



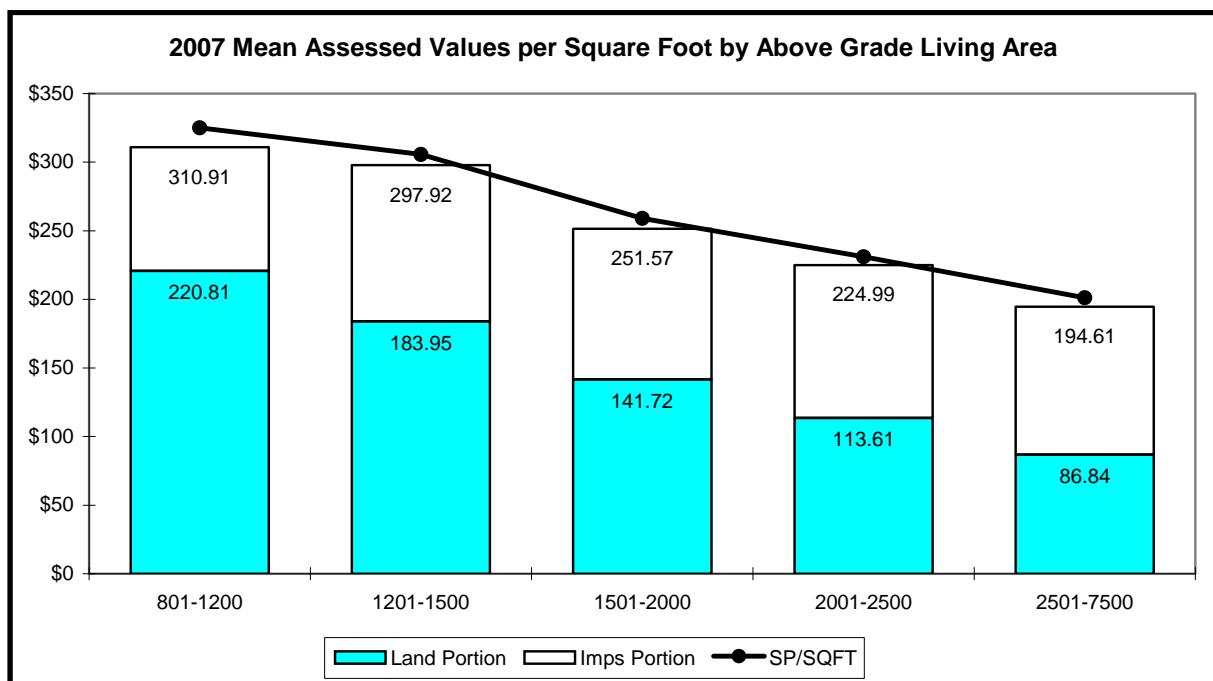
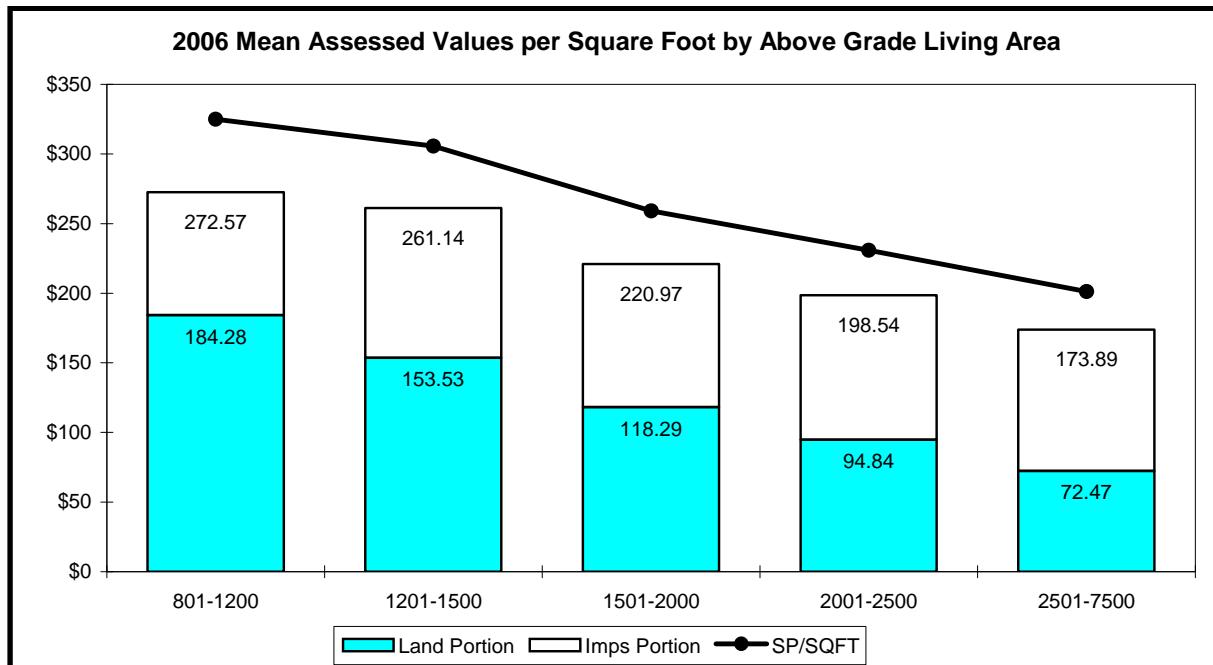
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



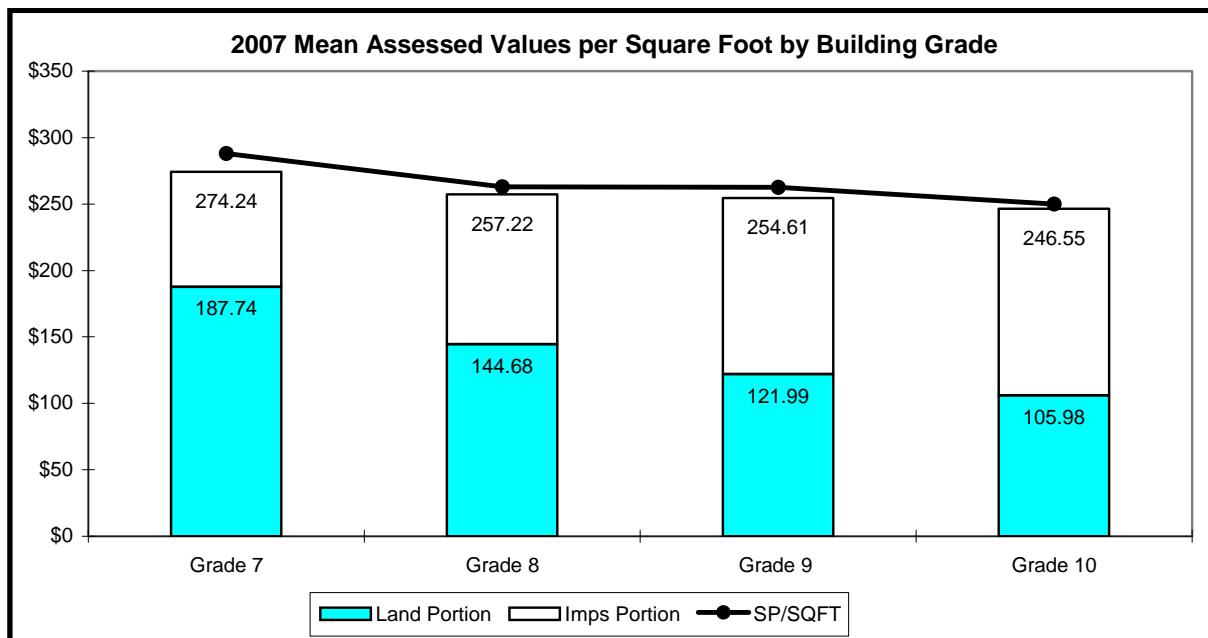
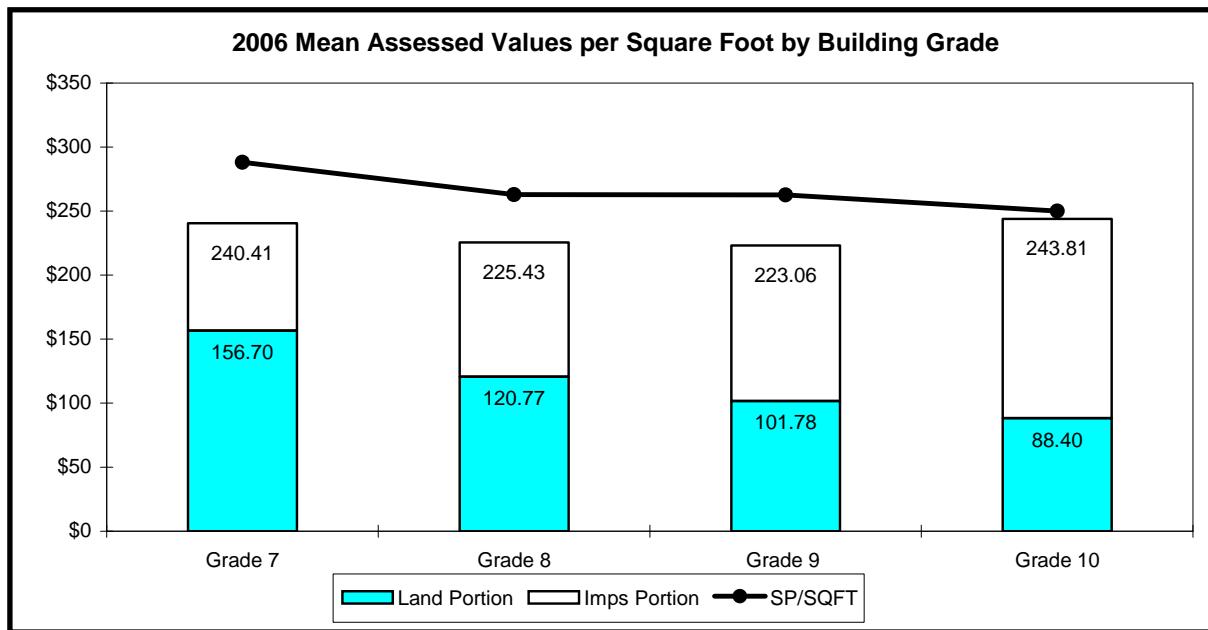
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**



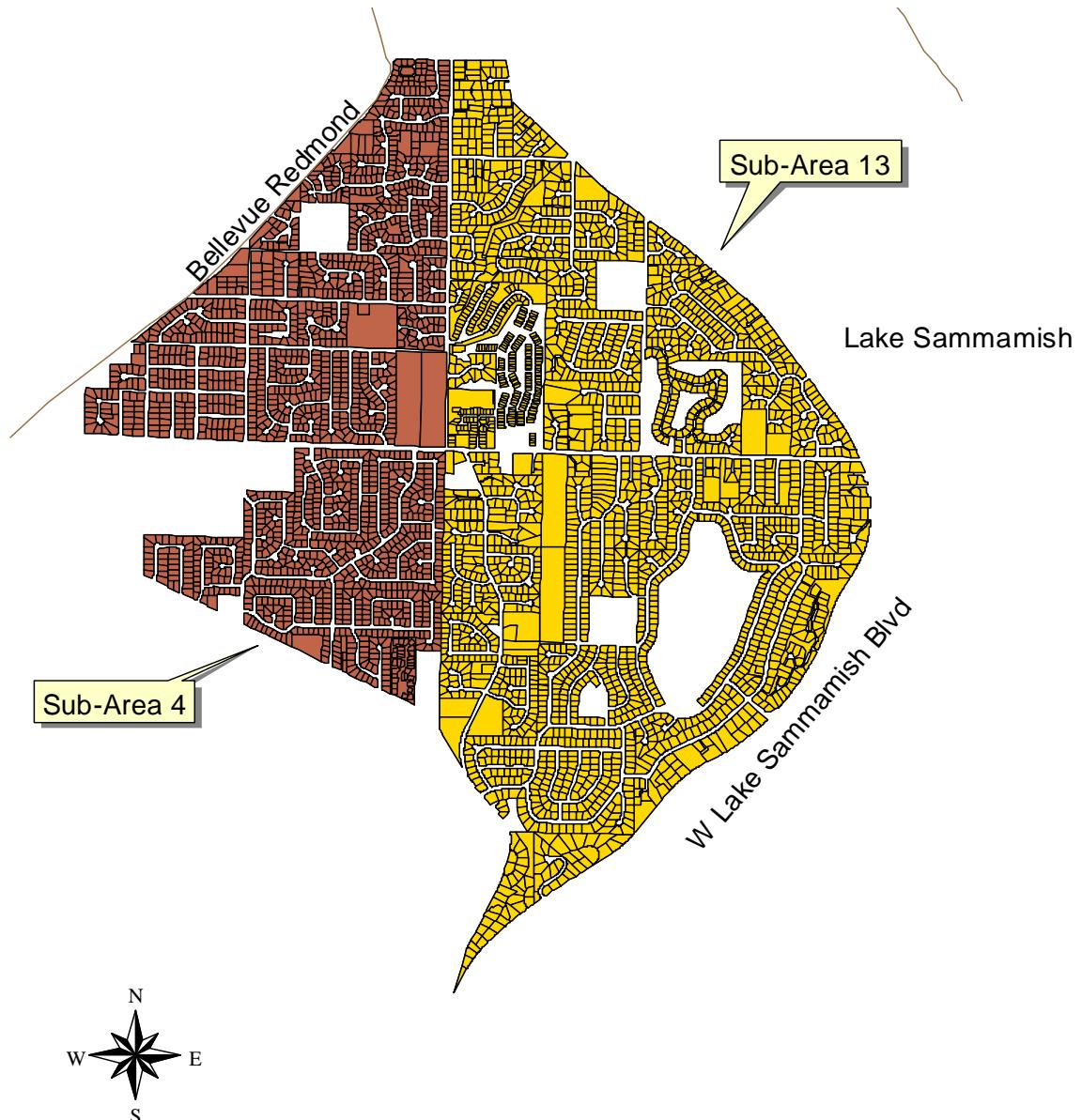
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 91



# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 8 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 20% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.20, with the result rounded down to the next \$1,000.

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 768 useable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes that are grade 10 had higher average ratios (assessed value /sales price) than the population, so the formula adjusts these properties upward less than the population.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8753429 + .1126226 \text{ (if grade = 10)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.064)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.064, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 91 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

14.24%

**Grade 10**

**Yes**

% Adjustment

-13.02%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home with a grade of 10 would *approximately* receive a 1.22% upward adjustment (14.24% - 13.02%). 133 parcels in the improved population would receive this adjustment. There were 20 sales.

There were no properties that would receive a multiple upward variable adjustment.

This model corrects for these strata differences.

97% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .97.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
7	191	0.835	0.952	14.1%	0.927	0.978
8	472	0.855	0.975	14.1%	0.959	0.991
9	85	0.850	0.970	14.1%	0.938	1.002
10	20	0.978	0.989	1.1%	0.939	1.040
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1921-1960	78	0.827	0.943	14.1%	0.904	0.983
1961-1970	334	0.840	0.959	14.1%	0.939	0.978
1971-1980	238	0.864	0.985	14.0%	0.963	1.008
1981-1990	54	0.862	0.966	12.0%	0.919	1.012
1991-2000	30	0.898	0.992	10.5%	0.946	1.039
>2000	34	0.894	1.000	11.9%	0.965	1.036
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	433	0.860	0.973	13.2%	0.957	0.989
Good	287	0.855	0.975	14.0%	0.955	0.995
Very Good	48	0.803	0.916	14.1%	0.856	0.977
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	538	0.851	0.969	13.9%	0.954	0.984
1.5	30	0.803	0.917	14.1%	0.844	0.990
2	198	0.870	0.980	12.6%	0.957	1.003
2.5	1	0.963	0.974	1.1%	N/A	N/A
3	1	0.956	1.091	14.1%	N/A	N/A
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0801-1200	77	0.837	0.955	14.1%	0.914	0.995
1201-1500	213	0.853	0.974	14.1%	0.950	0.997
1501-2000	293	0.853	0.971	13.9%	0.950	0.991
2001-2500	107	0.860	0.974	13.3%	0.944	1.005
>2500	78	0.864	0.966	11.8%	0.932	0.999

## Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .97.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

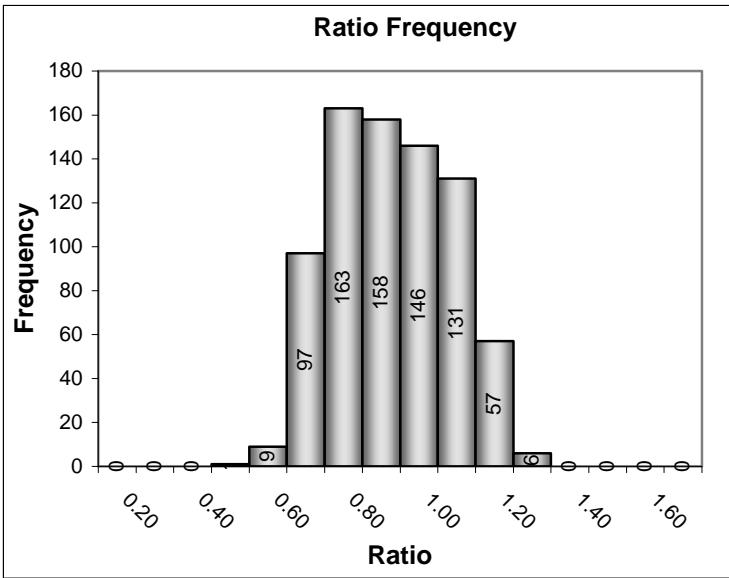
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	724	0.851	0.968	13.7%	0.955	0.980
Y	44	0.898	1.005	11.9%	0.957	1.054
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	768	0.854	0.970	13.6%	0.958	0.982
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
4	335	0.854	0.973	13.9%	0.955	0.991
13	433	0.854	0.968	13.3%	0.951	0.985
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<5001	74	0.873	0.993	13.8%	0.955	1.031
5001-7000	63	0.875	0.996	13.8%	0.953	1.039
7001-9000	278	0.862	0.983	13.9%	0.962	1.003
9001-11000	177	0.838	0.952	13.6%	0.926	0.978
11001-15000	141	0.854	0.965	13.0%	0.937	0.993
>15000	35	0.823	0.927	12.6%	0.873	0.980

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> Ne/Team 1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 4/17/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>Crossroads</b>	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	768		
<b>Mean Assessed Value</b>	389,300		
<b>Mean Sales Price</b>	455,700		
<b>Standard Deviation AV</b>	86,741		
<b>Standard Deviation SP</b>	121,907		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.878		
<b>Median Ratio</b>	0.871		
<b>Weighted Mean Ratio</b>	0.854		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.459		
<b>Highest ratio:</b>	1.268		
<b>Coefficient of Dispersion</b>	14.76%		
<b>Standard Deviation</b>	0.152		
<b>Coefficient of Variation</b>	17.34%		
<b>Price Related Differential (PRD)</b>	1.028		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.855		
Upper limit	0.890		
<b>95% Confidence: Mean</b>			
Lower limit	0.868		
Upper limit	0.889		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4290		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.152		
<b>Recommended minimum:</b>	37		
<b>Actual sample size:</b>	768		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	396		
# ratios above mean:	372		
<b>Z:</b>	0.866		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



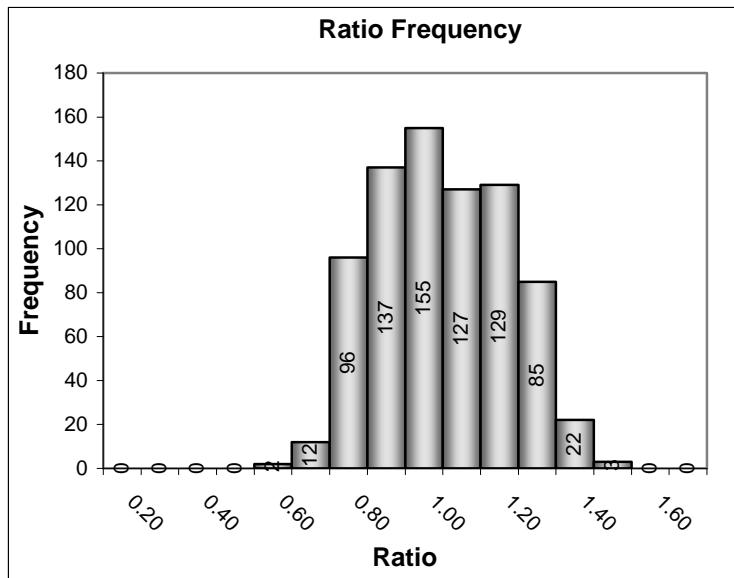
### COMMENTS:

1 to 3 Unit Residences throughout area 91

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> NE/Team 1	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 4/17/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>Crossroads</b>	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 768			
<i>Mean Assessed Value</i> 442,100			
<i>Mean Sales Price</i> 455,700			
<i>Standard Deviation AV</i> 93,186			
<i>Standard Deviation SP</i> 121,907			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.999			
<i>Median Ratio</i> 0.988			
<i>Weighted Mean Ratio</i> 0.970			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.524			
<i>Highest ratio:</i> 1.448			
<i>Coefficient of Dispersion</i> 14.66%			
<i>Standard Deviation</i> 0.172			
<i>Coefficient of Variation</i> 17.25%			
<i>Price Related Differential (PRD)</i> 1.029			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit 0.972			
Upper limit 1.009			
<b>95% Confidence: Mean</b>			
Lower limit 0.987			
Upper limit 1.011			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 4290			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.172			
<b>Recommended minimum:</b> 47			
<i>Actual sample size:</i> 768			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 399			
# ratios above mean: 369			
Z: 1.083			
<b>Conclusion:</b> <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 91

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	329850	0630	7/20/06	\$365,000	960	340	7	1960	3	7500	N	N	16914 NE 16TH PL
004	329850	0850	3/28/05	\$250,000	960	310	7	1960	4	7350	N	N	16907 NE 16TH PL
004	329850	0840	1/21/05	\$314,500	960	360	7	1960	3	7350	N	N	16901 NE 16TH PL
004	329850	0150	10/16/04	\$329,950	960	940	7	1960	4	5148	N	N	1656 168TH PL NE
004	329850	0650	9/13/04	\$267,000	960	0	7	1960	3	5580	N	N	16922 NE 16TH PL
004	329850	0160	4/9/04	\$260,000	960	820	7	1960	3	4752	N	N	1650 168TH PL NE
004	329840	0630	5/10/04	\$275,000	990	0	7	1960	5	7350	N	N	16431 NE 16TH PL
004	329850	0750	7/11/06	\$497,000	990	730	7	1960	5	7140	N	N	16929 NE 17TH PL
004	329850	0020	6/1/05	\$370,000	990	0	7	1960	4	7280	N	N	1650 168TH AVE NE
004	329850	0090	4/1/05	\$318,000	990	0	7	1960	3	7280	N	N	1625 168TH PL NE
004	329850	0090	10/27/04	\$239,950	990	0	7	1960	3	7280	N	N	1625 168TH PL NE
004	329850	0280	9/10/04	\$263,750	990	0	7	1960	5	9347	N	N	16902 NE 17TH PL
004	404070	0210	3/20/06	\$425,000	990	910	7	1961	4	8400	N	N	1472 168TH PL NE
004	404070	0200	11/14/05	\$398,000	990	990	7	1961	3	8400	N	N	1464 168TH PL NE
004	404070	0220	8/18/04	\$275,000	990	950	7	1961	3	8540	N	N	1478 168TH PL NE
004	183030	0180	6/4/04	\$277,000	1010	0	7	1967	3	7350	N	N	3003 169TH AVE NE
004	025960	0880	12/13/05	\$445,000	1040	500	7	1964	4	9720	N	N	2708 167TH AVE NE
004	025980	0430	10/5/06	\$445,000	1050	0	7	1966	3	7272	N	N	2119 166TH PL NE
004	329850	0940	11/16/05	\$362,500	1050	0	7	1960	3	7350	N	N	17115 NE 16TH PL
004	329850	0940	4/19/05	\$300,000	1050	0	7	1960	3	7350	N	N	17115 NE 16TH PL
004	404070	0130	2/15/06	\$295,000	1050	0	7	1961	3	10824	N	N	1451 169TH PL NE
004	068610	0340	3/25/04	\$310,000	1060	1010	7	1963	3	6270	N	N	16924 NE 22ND PL
004	025960	0340	7/28/06	\$418,000	1070	1040	7	1963	3	6500	N	N	2408 165TH PL NE
004	329840	0430	10/26/06	\$415,000	1070	0	7	1960	4	7875	N	N	16429 NE 17TH PL
004	329840	0740	10/2/06	\$420,000	1070	0	7	1960	3	7350	N	N	16711 NE 16TH PL
004	329840	0110	11/9/04	\$286,700	1070	0	7	1960	4	7140	N	N	16458 NE 17TH PL
004	404070	0320	4/5/04	\$255,337	1080	0	7	1961	4	7700	N	N	16859 NE 14TH PL
004	329840	0370	8/4/06	\$400,000	1100	0	7	1960	4	7350	N	N	1633 168TH AVE NE
004	329840	0010	5/24/06	\$410,000	1100	0	7	1960	4	8715	N	N	1605 NE 164TH PL
004	329840	0710	5/17/06	\$390,000	1100	0	7	1960	3	7350	N	N	16619 NE 16TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	329840	0220	4/5/05	\$310,000	1100	0	7	1960	3	7350	N	N	1625 167TH AVE NE
004	329840	0710	3/23/05	\$305,500	1100	0	7	1960	3	7350	N	N	16619 NE 16TH PL
004	329840	0010	10/22/04	\$268,500	1100	0	7	1960	4	8715	N	N	1605 NE 164TH PL
004	329850	0370	8/16/06	\$400,000	1100	0	7	1960	4	6825	N	N	1644 171ST AVE NE
004	329850	0500	5/25/06	\$368,200	1100	0	7	1960	3	8120	N	N	1650 172ND AVE NE
004	329850	0270	12/23/05	\$370,000	1100	0	7	1960	3	13268	N	N	1651 169TH AVE NE
004	329850	0200	8/4/05	\$350,000	1100	0	7	1960	3	7280	N	N	1626 168TH PL NE
004	329850	0460	6/9/05	\$305,000	1100	0	7	1960	3	7280	N	N	1643 172ND AVE NE
004	329850	0680	2/7/05	\$299,990	1100	0	7	1960	3	7828	N	N	16934 NE 16TH PL
004	329850	0500	1/27/05	\$271,000	1100	0	7	1960	3	8120	N	N	1650 172ND AVE NE
004	329850	0440	8/24/04	\$279,000	1100	0	7	1960	3	7280	N	N	1631 172ND AVE NE
004	329850	0010	5/12/04	\$260,500	1100	0	7	1960	4	7280	N	N	1656 168TH AVE NE
004	329850	0580	4/5/04	\$310,000	1100	0	7	1960	5	8840	N	N	1642 169TH AVE NE
004	025980	0510	5/9/06	\$386,500	1140	0	7	1965	3	10450	N	N	2311 167TH AVE NE
004	025980	0180	8/20/04	\$288,000	1140	0	7	1965	3	8240	N	N	2118 168TH AVE NE
004	025980	0890	2/22/05	\$299,950	1140	0	7	1964	4	7622	N	N	2209 168TH AVE NE
004	025980	0870	11/24/04	\$403,000	1150	350	7	1965	3	7107	N	N	2121 168TH AVE NE
004	025960	0460	8/25/06	\$495,000	1160	910	7	1963	3	7416	N	N	2506 167TH PL NE
004	025960	0360	5/2/05	\$419,000	1160	570	7	2005	3	7448	N	N	2416 165TH PL NE
004	404070	0270	7/1/04	\$276,000	1160	0	7	1961	3	9600	N	N	1463 168TH PL NE
004	329840	0230	12/29/04	\$286,500	1170	0	7	1960	4	7350	N	N	1633 167TH AVE NE
004	329850	0260	2/17/06	\$359,900	1170	0	7	1960	3	6825	N	N	1645 169TH AVE NE
004	329850	0550	8/26/05	\$366,000	1170	0	7	1960	4	7416	N	N	1620 172ND AVE NE
004	618960	0020	2/2/06	\$375,000	1170	510	7	1968	3	7700	N	N	1510 168TH AVE NE
004	025960	0040	12/12/05	\$390,000	1190	500	7	1964	3	9605	N	N	2416 164TH AVE NE
004	025960	0650	3/31/06	\$499,000	1190	1140	7	1963	3	14256	N	N	2537 166TH AVE NE
004	404070	0170	11/8/04	\$287,000	1200	0	7	1961	3	8140	N	N	16856 NE 14TH PL
004	404070	0140	3/4/04	\$289,000	1200	0	7	1961	3	9520	N	N	1445 169TH PL NE
004	691860	0030	4/26/06	\$480,000	1200	720	7	1965	4	7800	N	N	16213 NE 18TH ST
004	691870	0050	5/13/05	\$430,000	1200	720	7	1965	3	8500	N	N	1913 162ND AVE NE
004	025960	0930	3/30/05	\$312,000	1220	0	7	1964	3	7200	N	N	16541 NE 28TH ST

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	025960	0440	8/9/04	\$290,000	1220	0	7	1963	4	8568	N	N	2410 167TH PL NE
004	329840	0170	10/15/04	\$269,950	1220	0	7	1960	3	7350	N	N	1610 166TH AVE NE
004	363090	0030	4/26/04	\$259,000	1220	0	7	1968	3	6000	N	N	1550 172ND AVE NE
004	691870	0330	10/13/06	\$420,100	1230	0	7	1966	4	10500	N	N	1910 162ND AVE NE
004	025960	0110	4/21/06	\$500,000	1240	550	7	1964	3	9605	N	N	2612 164TH AVE NE
004	232505	9112	4/6/04	\$359,950	1240	710	7	1974	3	11761	N	N	16242 NE 30TH ST
004	329840	0720	5/26/05	\$340,000	1240	0	7	1960	3	7350	N	N	16627 NE 16TH PL
004	329840	0300	5/11/04	\$240,000	1240	0	7	1960	3	7350	N	N	1618 167TH AVE NE
004	025960	0050	10/18/06	\$441,000	1250	0	7	1964	3	9605	N	N	2504 164TH AVE NE
004	025960	1010	8/19/04	\$290,000	1250	0	7	1964	3	7200	N	N	2720 165TH AVE NE
004	025980	1150	6/19/04	\$284,000	1250	0	7	1966	3	7210	N	N	2104 NE 166TH PL
004	025980	0750	4/12/06	\$430,000	1250	0	7	1965	3	8004	N	N	16711 NE 21ST ST
004	025980	0300	8/3/05	\$337,000	1250	0	7	1965	3	7210	N	N	16719 NE 20TH ST
004	025980	0270	4/22/04	\$301,000	1250	0	7	1965	3	8640	N	N	16737 NE 20TH ST
004	691860	0170	9/6/06	\$429,000	1250	0	7	1965	3	8400	N	N	1749 162ND AVE NE
004	025970	0250	11/10/06	\$453,350	1260	0	7	1965	3	7980	N	N	16739 NE 29TH ST
004	068610	0390	3/18/05	\$459,900	1260	400	7	1963	3	8125	N	N	2133 170TH AVE NE
004	025960	0660	11/1/05	\$471,000	1270	670	7	1963	3	5850	N	N	2533 166TH AVE NE
004	025970	0100	8/7/06	\$439,950	1270	0	7	1965	3	13225	N	N	16712 NE 29TH ST
004	329850	0780	10/12/05	\$379,950	1280	550	7	1960	4	7875	N	N	16803 NE 16TH PL
004	025980	0610	10/19/04	\$350,000	1290	990	7	1966	3	14000	N	N	16710 NE 22ND ST
004	329840	0050	7/13/05	\$336,500	1300	0	7	1960	3	6050	N	N	16416 NE 17TH PL
004	329850	0730	7/24/06	\$439,000	1300	360	7	1960	3	8840	N	N	1641 171ST AVE NE
004	025980	1080	8/30/06	\$454,950	1310	0	7	1965	4	7107	N	N	2109 167TH AVE NE
004	691870	0090	2/3/04	\$309,900	1310	0	7	1966	3	6200	N	N	16206 NE 19TH PL
004	775180	0090	4/7/05	\$341,000	1320	0	7	1955	4	10050	N	N	16015 NE 27TH ST
004	025970	0080	5/3/06	\$475,000	1330	660	7	1966	3	6400	N	N	16700 NE 29TH ST
004	025970	0200	2/23/05	\$349,195	1330	500	7	1966	3	7224	N	N	2920 168TH AVE NE
004	025970	0160	9/21/05	\$460,000	1330	750	7	1965	5	7700	N	N	16629 NE 30TH ST
004	025980	1040	11/29/06	\$496,000	1330	660	7	1966	3	8100	N	N	2209 167TH AVE NE
004	025980	0810	1/8/04	\$370,000	1330	800	7	2003	3	8240	N	N	2007 NE 168TH ST

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**Area 91**  
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004	775240	0020	10/24/05	\$419,000	1340	400	7	1957	3	9525	N	N	2423 162ND AVE NE
004	329850	0620	10/20/05	\$390,000	1350	550	7	1960	4	7107	N	N	16908 NE 16TH PL
004	025960	0090	2/22/06	\$557,000	1360	1360	7	1965	5	9605	N	N	2604 164TH AVE NE
004	183030	0170	9/22/05	\$357,000	1370	0	7	1967	3	7448	N	N	3011 169TH AVE NE
004	775180	0110	11/16/04	\$370,000	1380	320	7	1955	4	10050	N	N	16047 NE 27TH ST
004	068610	0250	4/15/04	\$335,000	1390	880	7	1963	3	7665	N	N	2228 169TH AVE NE
004	252505	9183	4/3/06	\$370,000	1400	0	7	1993	3	7545	N	N	16824 NORTHUP WAY
004	404070	0120	2/20/04	\$315,000	1410	990	7	1961	3	5390	N	N	1455 169TH PL NE
004	025960	0010	4/19/04	\$272,950	1420	0	7	1964	3	9040	N	N	2404 164TH AVE NE
004	025960	0280	1/3/05	\$366,000	1420	0	7	1963	3	8320	N	N	2507 165TH AVE NE
004	775200	0160	10/20/04	\$308,000	1420	0	7	1957	3	9856	N	N	2612 162ND AVE NE
004	025980	0140	2/6/06	\$426,000	1430	0	7	1965	3	7210	N	N	2226 168TH AVE NE
004	737630	0025	10/15/04	\$349,500	1430	0	7	1959	3	10408	N	N	16237 NE 30TH ST
004	068610	0190	6/20/06	\$466,250	1450	0	7	1963	4	7700	N	N	2118 169TH AVE NE
004	068610	0950	5/23/05	\$350,000	1450	0	7	1963	3	7700	N	N	2121 169TH AVE NE
004	068610	0850	1/28/05	\$335,000	1450	0	7	1963	3	8835	N	N	16830 NE 19TH PL
004	068610	0190	5/11/04	\$320,000	1450	0	7	1963	4	7700	N	N	2118 169TH AVE NE
004	068610	0880	1/12/04	\$279,000	1450	0	7	1963	4	7760	N	N	16852 NE 19TH PL
004	025960	1090	7/10/06	\$453,000	1460	0	7	1964	3	8820	N	N	16549 NE 27TH PL
004	025960	0990	2/23/06	\$420,000	1460	0	7	1964	3	7400	N	N	2736 165TH AVE NE
004	025960	0300	2/16/06	\$408,472	1460	0	7	1963	3	8075	N	N	2415 165TH PL NE
004	025960	0410	6/20/05	\$335,000	1460	0	7	1963	3	7210	N	N	16611 NE 25TH ST
004	025960	0410	5/3/04	\$284,500	1460	0	7	1963	3	7210	N	N	16611 NE 25TH ST
004	068610	0560	9/29/06	\$479,500	1470	0	7	1963	3	7740	N	N	2128 170TH AVE NE
004	775220	0040	4/13/06	\$539,500	1470	0	7	1957	3	9525	N	N	2414 161ST AVE NE
004	775160	0010	2/22/05	\$519,000	1480	1000	7	2005	3	11685	N	N	15915 NE 26TH ST
004	775160	0110	6/1/05	\$450,000	1490	0	7	1957	4	11360	N	N	2421 161ST AVE NE
004	775240	0025	9/15/04	\$325,000	1500	0	7	1957	3	9600	N	N	2411 162ND AVE NE
004	775160	0015	3/31/06	\$400,000	1510	0	7	1956	3	11590	N	N	2455 160TH AVE NE
004	775200	0045	8/11/06	\$450,000	1510	0	7	1957	3	10080	N	N	2703 164TH AVE NE
004	025960	0240	5/6/05	\$353,000	1530	0	7	1964	3	7210	N	N	2537 165TH AVE NE

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004	025980	0970	10/9/06	\$395,000	1530	0	7	1964	3	8845	N	N	2222 167TH PL NE
004	775160	0020	6/16/05	\$335,000	1530	0	7	1956	3	11360	N	N	2447 160TH AVE NE
004	775160	0055	7/2/04	\$325,000	1530	0	7	1956	3	11360	N	N	2410 159TH AVE NE
004	025980	0470	8/26/04	\$319,000	1560	0	7	1966	3	8004	N	N	2217 166TH PL NE
004	068610	0620	3/14/05	\$355,000	1560	0	7	1966	3	5800	N	N	17128 NE 23RD ST
004	068620	0020	10/31/06	\$570,000	1560	0	7	1965	4	7950	N	N	2211 172ND AVE NE
004	775240	0070	9/21/05	\$429,700	1570	0	7	1957	3	9492	N	N	2515 164TH AVE NE
004	329840	0510	5/24/06	\$434,950	1590	0	7	1960	4	13158	N	N	16518 NE 16TH PL
004	329840	0510	9/14/05	\$380,000	1590	0	7	1960	4	13158	N	N	16518 NE 16TH PL
004	775160	0035	6/16/04	\$350,000	1590	0	7	1955	3	11360	N	N	2421 160TH AVE NE
004	025980	0210	8/2/06	\$487,000	1610	0	7	1965	3	7622	N	N	2024 168TH AVE NE
004	775180	0005	10/12/04	\$348,000	1610	0	7	1956	3	10057	N	N	2720 160TH AVE NE
004	329840	0240	8/17/06	\$431,000	1620	0	7	1960	3	5280	N	N	1637 167TH AVE NE
004	025970	0180	9/22/04	\$325,000	1650	0	7	1966	3	8250	N	N	16615 NE 30TH ST
004	775180	0015	7/21/04	\$326,000	1650	0	7	1957	3	10050	N	N	16023 NE 28TH ST
004	775240	0080	5/24/05	\$382,000	1650	0	7	1958	3	11088	N	N	2424 162ND AVE NE
004	618960	0060	7/8/05	\$377,000	1690	0	7	1968	3	7600	N	N	1540 168TH AVE NE
004	775200	0120	5/15/06	\$498,000	1690	0	7	1957	3	9968	N	N	2615 164TH AVE NE
004	691870	0120	11/14/05	\$310,000	1720	0	7	1965	3	7200	N	N	16222 NE 19TH PL
004	775220	0030	4/3/06	\$495,000	1740	0	7	1957	3	9525	N	N	2428 161ST AVE NE
004	025980	0410	1/2/05	\$330,000	1750	0	7	1966	3	7200	N	N	2107 166TH PL NE
004	068610	0582	11/29/05	\$482,000	1840	0	7	1963	5	10507	N	N	2112 170TH AVE NE
004	068610	0960	12/8/05	\$430,000	1860	0	7	1963	3	8800	N	N	2129 169TH AVE NE
004	691860	0060	6/25/04	\$347,000	1860	0	7	1965	4	7350	N	N	16263 NE 18TH ST
004	691870	0320	12/5/05	\$435,000	1900	0	7	1966	3	11550	N	N	16207 NE 19TH PL
004	775160	0120	10/13/04	\$365,000	1940	0	7	1955	3	12638	N	N	2403 161ST AVE NE
004	025960	0020	8/26/04	\$330,000	1960	0	7	1964	3	9605	N	N	2408 164TH AVE NE
004	691870	0100	11/1/06	\$499,000	1970	0	7	1966	3	7200	N	N	16210 NE 19TH PL
004	775160	0080	7/24/06	\$483,000	1980	0	7	1955	3	12445	N	N	2454 160TH AVE NE
004	775200	0090	4/18/05	\$315,000	1990	0	7	1957	3	10050	N	N	16215 NE 27TH ST
004	775200	0130	5/18/04	\$325,000	2050	0	7	1956	3	10050	N	N	16244 NE 26TH ST

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004	025970	0170	11/21/05	\$430,000	2200	0	7	1965	3	8360	N	N	16623 NE 30TH ST
004	202040	0280	3/18/05	\$396,500	1090	350	8	1979	3	7700	N	N	3814 171ST PL NE
004	572800	0130	6/16/04	\$358,000	1180	240	8	1973	4	6525	N	N	17102 NE 30TH PL
004	932850	0040	6/15/04	\$369,950	1180	560	8	1975	3	6660	N	N	17108 NE 35TH ST
004	202040	0030	8/10/05	\$425,000	1230	820	8	1979	3	8330	N	N	3911 171ST PL NE
004	932850	0630	6/16/05	\$455,000	1240	430	8	1974	3	6240	N	N	17009 35TH ST NE
004	955730	0680	6/28/05	\$438,000	1240	1020	8	1969	4	11660	N	N	16820 NE 32ND ST
004	932850	0450	8/28/04	\$339,000	1250	850	8	1975	3	7280	N	N	16810 35TH ST NE
004	666100	0050	3/30/04	\$342,825	1260	790	8	1975	4	12000	N	N	17018 NE 29TH PL
004	068620	0750	4/13/05	\$440,000	1280	690	8	1964	3	10500	N	N	17012 NE 18TH ST
004	666100	0210	4/21/05	\$420,000	1280	780	8	1975	3	12650	N	N	17009 NE 28TH PL
004	068630	0430	5/22/06	\$525,000	1300	650	8	1965	3	7350	N	N	16443 NE 18TH ST
004	068630	0430	7/9/04	\$378,500	1300	650	8	1965	3	7350	N	N	16443 NE 18TH ST
004	932850	0800	12/8/04	\$354,900	1300	850	8	1976	3	6750	N	N	17111 35TH ST NE
004	955730	0430	7/15/04	\$325,000	1300	0	8	1969	4	7350	N	N	3209 168TH AVE NE
004	202040	0330	7/28/04	\$379,950	1310	0	8	1979	3	9380	N	N	3912 171ST PL NE
004	068620	0680	11/15/05	\$420,400	1340	630	8	1965	3	8881	N	N	17017 NE 20TH ST
004	068620	1100	12/6/04	\$383,000	1370	580	8	1965	3	10400	N	N	1913 168TH AVE NE
004	955730	0120	7/24/06	\$521,000	1370	670	8	1972	3	4500	N	N	3232 171ST AVE NE
004	068630	0020	9/30/05	\$400,000	1380	580	8	1965	3	9950	N	N	16626 NE 19TH PL
004	068630	0210	4/7/05	\$428,000	1390	670	8	1966	3	8280	N	N	1804 167TH AVE NE
004	068630	0170	11/4/04	\$357,000	1390	690	8	1965	3	7770	N	N	16611 NE 19TH PL
004	955730	0770	1/15/04	\$309,000	1390	520	8	1973	3	7200	N	N	17015 NE 32ND ST
004	932850	0520	9/8/04	\$372,000	1400	510	8	1974	3	7920	N	N	16833 NE 35TH ST
004	955730	0100	9/29/04	\$369,000	1400	460	8	1972	3	6900	N	N	3222 171ST AVE NE
004	068620	0060	3/3/05	\$404,000	1410	690	8	1965	3	7700	N	N	2241 172ND AVE NE
004	932850	0290	5/11/04	\$335,000	1410	640	8	1975	3	7700	N	N	16826 35TH PL NE
004	932850	0150	10/11/05	\$433,000	1420	810	8	1975	3	7200	N	N	3512 170TH AVE NE
004	932850	0690	10/6/05	\$495,000	1420	800	8	1974	3	7650	N	N	17000 NE 34TH PL
004	932850	0530	9/9/04	\$389,950	1420	1060	8	1974	3	8216	N	N	3407 169TH AVE NE
004	955730	0570	11/15/05	\$457,500	1420	460	8	1972	3	6565	N	N	3215 170TH AVE NE

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	955730	0290	4/13/05	\$425,000	1420	410	8	1971	3	5000	Y	N	16818 NE 33RD ST
004	955730	0400	7/22/04	\$410,000	1420	720	8	1971	3	8700	N	N	3227 168TH AVE NE
004	068630	0390	6/20/05	\$461,000	1430	650	8	1966	3	7875	N	N	16413 NE 18TH ST
004	932850	0830	3/21/06	\$490,000	1430	930	8	1975	3	7072	N	N	3405 172ND AVE NE
004	932850	0750	7/15/04	\$360,000	1430	830	8	1974	3	6750	N	N	17019 NE 34TH PL
004	932850	0590	12/7/06	\$565,000	1440	520	8	1974	5	6624	N	N	16911 35TH ST NE
004	932850	0310	2/11/04	\$342,000	1440	650	8	1974	4	7070	N	N	16814 35TH PL NE
004	068630	0040	3/6/06	\$377,000	1450	750	8	1966	3	6630	N	N	16405 NE 19TH ST
004	068640	0340	6/7/05	\$452,000	1450	750	8	1967	4	7210	N	N	2701 169TH AVE NE
004	068640	0480	7/26/05	\$422,550	1450	750	8	1966	3	7875	N	N	16857 NE 25TH ST
004	955730	0030	11/24/05	\$380,000	1450	420	8	1973	3	7245	N	N	3309 172ND AVE NE
004	666100	0020	1/22/04	\$320,000	1460	600	8	1976	3	7500	N	N	17118 NE 29TH PL
004	955730	0690	2/11/05	\$410,000	1460	420	8	1970	4	11615	N	N	16903 NE 32ND ST
004	068645	0270	8/23/04	\$379,950	1470	750	8	1969	3	9760	N	N	3031 167TH AVE NE
004	419350	0120	3/1/06	\$510,000	1470	1390	8	1967	3	10080	N	N	2810 165TH AVE NE
004	068620	0210	4/29/04	\$380,000	1480	1400	8	1965	3	7535	N	N	2116 172ND AVE NE
004	202040	0050	3/17/05	\$449,950	1480	700	8	1979	3	8750	N	N	3831 171ST PL NE
004	202040	0340	7/9/04	\$364,500	1480	340	8	1979	3	11020	N	N	3918 171ST PL NE
004	242505	9137	10/26/05	\$435,000	1480	310	8	1978	3	8276	N	N	3615 172ND AVE NE
004	252505	9160	8/31/06	\$494,000	1480	710	8	1975	3	11913	N	N	16830 NORTHUP WAY
004	572800	0030	6/7/05	\$450,000	1490	0	8	1973	4	6000	N	N	17106 NE 31ST PL
004	932850	0570	4/22/05	\$410,000	1500	1250	8	1974	3	5544	N	N	3412 169TH AVE NE
004	955730	0580	1/5/05	\$439,950	1500	530	8	1973	4	6956	N	N	3209 170TH AVE NE
004	955730	0040	7/15/04	\$306,000	1510	1080	8	1973	3	7245	N	N	3301 172ND AVE NE
004	955730	0310	5/11/06	\$795,000	1510	1090	8	1970	4	7500	Y	N	16772 NE 33RD PL
004	572800	0090	9/15/04	\$285,000	1520	0	8	1973	3	9375	N	N	17123 NE 31ST PL
004	666100	0060	3/18/04	\$344,000	1520	680	8	1975	3	8800	N	N	17012 NE 29TH PL
004	932850	0260	10/7/05	\$567,000	1520	1520	8	1974	4	7210	N	N	3522 169TH AVE NE
004	955730	0520	12/15/04	\$459,000	1520	870	8	1973	4	6760	Y	N	16813 NE 33RD ST
004	955730	0240	8/13/04	\$387,000	1530	940	8	1972	3	7210	N	N	3306 170TH AVE NE
004	955730	0630	1/16/04	\$394,000	1530	1350	8	1970	4	9100	Y	N	16916 NE 32ND ST

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**Area 91**  
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004	068620	0760	2/11/04	\$325,000	1540	0	8	1965	3	7875	N	N	17020 NE 18TH ST
004	068620	0400	10/14/04	\$329,950	1540	0	8	1964	4	7345	N	N	16831 NE 18TH ST
004	068640	0530	5/24/04	\$415,000	1550	730	8	1967	4	7210	N	N	16870 NE 24TH PL
004	202040	0120	9/18/06	\$550,000	1550	640	8	1979	3	8120	N	N	17002 NE 38TH PL
004	932850	0250	8/25/05	\$535,000	1550	1470	8	1974	3	7102	N	N	3516 169TH AVE NE
004	068620	0090	8/25/06	\$490,250	1560	0	8	1964	3	7980	N	N	17026 NE 21ST ST
004	068645	0540	3/10/04	\$404,500	1560	1270	8	1978	3	7876	N	N	16607 NE 32ND ST
004	068620	0330	11/1/06	\$525,000	1570	0	8	1965	5	7680	N	N	16813 NE 19TH PL
004	419350	0150	5/28/04	\$464,950	1570	1170	8	1967	3	8500	N	N	2900 165TH AVE NE
004	955730	0360	3/5/04	\$335,000	1570	0	8	1970	3	5850	N	N	16751 NE 33RD PL
004	068630	1110	3/6/06	\$501,000	1600	1600	8	1966	3	8400	N	N	16608 NE 19TH PL
004	068630	0410	12/20/04	\$355,000	1600	0	8	1966	3	7875	N	N	16429 NE 18TH ST
004	068640	0510	4/23/06	\$472,200	1600	0	8	1967	3	7280	N	N	16884 NE 24TH PL
004	068645	0100	1/24/05	\$355,000	1600	0	8	1968	3	7632	N	N	16718 NE 31ST ST
004	932850	0270	4/5/06	\$555,000	1600	1600	8	1974	3	7210	N	N	3530 169TH AVE NE
004	932850	0270	6/10/04	\$442,000	1600	1600	8	1974	3	7210	N	N	3530 169TH AVE NE
004	068645	0210	5/10/04	\$296,000	1650	0	8	1967	3	7200	N	N	16811 NE 32ND ST
004	666100	0130	12/12/05	\$499,900	1650	580	8	1976	3	8560	N	N	17126 NE 28TH PL
004	068640	0570	7/13/05	\$434,000	1660	0	8	1967	4	7280	N	N	2468 168TH PL NE
004	068640	0570	10/12/04	\$369,000	1660	0	8	1967	4	7280	N	N	2468 168TH PL NE
004	068640	1000	11/8/05	\$495,450	1670	0	8	1966	3	5500	N	N	2415 168TH AVE NE
004	202040	0180	2/9/05	\$406,000	1690	940	8	1979	4	6230	N	N	16921 38TH PL NE
004	068620	0640	4/15/05	\$369,000	1750	0	8	1965	4	8000	N	N	1905 172ND AVE NE
004	068640	0850	11/15/05	\$452,000	1770	0	8	1966	3	7930	N	N	16905 NE 26TH PL
004	068620	0450	4/5/06	\$486,000	1800	0	8	1964	3	7700	N	N	17001 NE 18TH ST
004	720587	0040	11/5/04	\$400,000	1800	0	8	1987	3	6480	N	N	3509 168TH AVE NE
004	720587	0130	1/21/04	\$373,500	1800	0	8	1987	3	6483	N	N	3503 167TH PL NE
004	068620	0960	4/25/06	\$530,000	1810	0	8	1964	3	7350	N	N	17012 NE 20TH ST
004	419350	0060	6/5/06	\$535,000	1850	0	8	1967	3	10545	N	N	2820 164TH AVE NE
004	068610	0710	7/24/04	\$350,000	1860	0	8	1963	3	6466	N	N	1816 169TH PL NE
004	068620	1060	12/12/06	\$523,000	1860	0	8	1964	3	7350	N	N	16848 NE 18TH ST

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004	068620	1060	5/9/05	\$435,000	1860	0	8	1964	3	7350	N	N	16848 NE 18TH ST
004	068620	0830	8/2/04	\$325,000	1860	0	8	1964	3	5724	N	N	17015 NE 19TH ST
004	068640	0060	6/20/05	\$425,000	1890	0	8	1967	4	8034	N	N	2627 168TH AVE NE
004	068620	0720	4/13/05	\$399,950	1910	0	8	1965	3	7526	N	N	1822 170TH AVE NE
004	068645	0530	8/3/06	\$583,800	1930	0	8	1969	5	14999	N	N	16601 NE 32ND ST
004	955730	0560	5/26/04	\$325,500	1980	0	8	1973	4	6760	N	N	3221 170TH AVE NE
004	720587	0150	4/1/04	\$382,500	1998	0	8	1988	3	8643	N	N	16724 NE 35TH ST
004	068640	1140	10/10/06	\$517,500	2010	0	8	1967	3	9100	N	N	16871 NE 24TH PL
004	720587	0250	4/21/04	\$411,000	2010	0	8	1988	3	7070	N	N	16797 NE 35TH ST
004	068640	0370	5/19/04	\$394,000	2020	360	8	1967	3	7215	N	N	2615 169TH AVE NE
004	068645	0330	8/10/06	\$590,000	2060	0	8	1968	4	12155	N	N	3029 168TH AVE NE
004	242505	9162	8/16/04	\$498,000	2060	0	8	1994	3	9561	N	N	17120 NE 31ST CT
004	666100	0100	9/23/04	\$384,000	2100	0	8	1975	4	7844	N	N	17115 NE 29TH PL
004	068620	0840	9/14/06	\$520,000	2130	0	8	1964	3	5220	N	N	17016 NE 19TH ST
004	720587	0260	2/9/06	\$575,000	2130	0	8	2005	3	6569	N	N	16801 NE 35TH ST
004	669680	0280	7/13/04	\$410,000	2160	0	8	1986	3	9398	N	N	2905 160TH PL NE
004	932850	0500	4/16/04	\$354,000	2160	0	8	1975	3	7560	N	N	16821 35TH ST NE
004	232505	9113	9/15/06	\$589,000	2170	0	8	1987	4	10018	N	N	16240 NE 30TH ST
004	232505	9113	4/9/04	\$434,000	2170	0	8	1987	4	10018	N	N	16240 NE 30TH ST
004	183030	0100	4/27/05	\$506,000	2180	0	8	2001	3	15960	N	N	3067 169TH AVE NE
004	242505	9138	7/24/06	\$550,000	2180	0	8	1978	3	12196	N	N	17109 37TH ST NE
004	242505	9074	10/14/05	\$665,000	2180	770	8	1955	4	51836	Y	N	3650 NE BELLEVUE-REDMOND RD
004	669680	0120	11/22/06	\$599,950	2190	0	8	1986	3	9530	N	N	2886 160TH PL NE
004	669680	0310	9/23/05	\$480,000	2280	0	8	1985	3	9519	N	N	2855 160TH PL NE
004	202040	0270	7/15/05	\$480,950	2290	0	8	1979	3	8400	N	N	17043 38TH PL NE
004	242505	9161	11/2/04	\$555,000	2330	0	8	1994	3	9561	N	N	17024 NE 31ST CT
004	955730	0220	3/2/04	\$379,000	2370	0	8	1972	3	7575	N	N	3228 170TH AVE NE
004	068640	0940	7/11/06	\$505,000	2400	0	8	1968	4	8925	N	N	2404 169TH AVE NE
004	202040	0260	2/23/04	\$369,085	2400	0	8	1979	3	7700	N	N	17039 38TH PL NE
004	419350	0100	10/20/04	\$461,000	2430	0	8	1967	4	9350	N	N	16445 NE 29TH ST
004	202040	0220	9/27/04	\$420,000	2500	0	8	1979	3	7480	N	N	17019 38TH PL NE

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004	419350	0190	8/5/04	\$500,000	2550	0	8	1972	4	8400	N	N	2917 165TH PL NE
004	068620	0420	1/4/05	\$430,000	2580	0	8	1965	3	7700	N	N	16847 NE 18TH ST
004	068645	0050	11/8/06	\$584,000	2700	0	8	1968	3	7107	N	N	3030 168TH PL NE
004	068645	0050	5/13/05	\$483,300	2700	0	8	1968	3	7107	N	N	3030 168TH PL NE
004	068630	0060	6/11/04	\$425,000	2720	0	8	1966	3	11280	N	N	16417 NE 19TH ST
004	419350	0010	9/15/06	\$668,500	2730	0	8	1974	4	9540	N	N	16508 NE 28TH ST
004	068630	0780	9/24/04	\$385,000	2790	0	8	1966	4	7826	N	N	2109 165TH PL NE
004	068645	0390	2/18/04	\$389,000	2860	0	8	1968	4	7200	N	N	3015 168TH PL NE
004	068645	0480	8/30/06	\$566,500	2880	0	8	1969	3	10625	N	N	16616 NE 30TH ST
004	068640	1050	5/24/05	\$472,500	2890	0	8	1967	4	7210	N	N	2430 168TH AVE NE
004	068620	1190	10/30/06	\$724,000	2950	0	8	1965	5	10800	N	N	1905 168TH AVE NE
004	068620	1190	12/30/05	\$470,000	2950	0	8	1965	3	10800	N	N	1905 168TH AVE NE
004	068620	0595	8/23/05	\$560,000	2990	0	8	1965	3	8250	N	N	1906 172ND AVE NE
004	068620	0460	6/24/05	\$545,500	3000	0	8	1964	4	7700	N	N	17003 NE 18TH ST
004	068640	0120	6/30/06	\$675,000	3160	0	8	1967	4	7210	N	N	2645 168TH PL NE
004	068650	0180	7/11/05	\$455,000	3320	0	8	1966	3	11027	N	N	1805 161ST AVE NE
004	068630	0300	10/20/06	\$655,000	3450	0	8	1965	3	10417	N	N	16440 NE 18TH ST
004	068630	0470	10/20/04	\$431,600	3450	0	8	1965	3	10500	N	N	16621 NE 18TH ST
004	068645	0060	2/16/06	\$641,000	3510	0	8	1968	3	9145	N	N	3034 168TH PL NE
004	068640	1010	8/22/06	\$649,000	3660	0	8	1967	3	8100	N	N	2411 168TH AVE NE
004	664865	0010	10/4/05	\$506,000	1780	0	9	1982	3	11250	N	N	1808 160TH AVE NE
004	242505	9159	2/22/05	\$432,500	1830	0	9	1995	3	8019	N	N	3316 165TH PL NE
004	103670	0040	6/23/06	\$475,000	1840	0	9	1975	3	5418	N	N	1404 170TH PL NE
004	103670	0130	12/21/04	\$360,000	1870	0	9	1975	3	4095	N	N	1430 170TH PL NE
004	103670	0050	8/30/05	\$390,000	1870	0	9	1974	3	3886	N	N	1416 170TH PL NE
004	932851	0140	7/18/05	\$485,000	1900	0	9	1986	3	7298	N	N	17151 NE 37TH PL
004	103670	0240	6/3/04	\$345,000	1910	0	9	1975	3	5312	N	N	1429 170TH PL NE
004	103670	0230	2/10/04	\$305,000	1910	0	9	1975	3	4200	N	N	1433 170TH PL NE
004	103670	0280	7/24/06	\$485,000	1910	0	9	1974	3	4550	N	N	1413 170TH PL NE
004	932851	0200	8/1/06	\$508,000	2150	0	9	1987	3	7179	N	N	17021 NE 37TH PL
004	932851	0010	6/23/06	\$625,000	2190	0	9	1987	3	7920	N	N	17168 NE 37TH PL

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004	932851	0010	6/10/05	\$510,000	2190	0	9	1987	3	7920	N	N	17168 NE 37TH PL
004	932851	0360	9/23/05	\$599,800	2260	390	9	1987	3	8672	Y	N	3717 169TH AVE NE
004	932851	0230	8/9/05	\$556,900	2320	0	9	1987	3	7229	N	N	16967 NE 37TH PL
004	415980	0110	7/18/06	\$738,000	2340	0	9	1995	3	14478	N	N	3085 170TH AVE NE
004	103670	0070	5/5/04	\$340,000	2390	0	9	1974	3	4500	N	N	1412 170TH PL NE
004	415980	0140	1/26/06	\$739,000	2430	300	9	1996	3	10656	N	N	3001 170TH AVE NE
004	932851	0330	8/11/05	\$550,000	2440	0	9	1988	3	8606	N	N	3643 160TH AVE NE
004	386510	0190	9/13/05	\$660,000	2690	0	9	2002	3	9010	N	N	3975 170TH PL NE
004	664865	0100	3/31/05	\$530,000	2760	0	9	1984	4	9100	N	N	1923 160TH AVE NE
004	386510	0120	10/5/06	\$699,950	2770	0	9	2003	3	4478	N	N	3837 170TH PL NE
004	386510	0180	3/10/06	\$675,000	2770	0	9	2003	3	5605	N	N	3963 170TH PL NE
004	386510	0090	11/10/05	\$645,000	2770	0	9	2003	3	4629	N	N	3849 170TH PL NE
004	386510	0140	4/22/05	\$600,000	2770	0	9	2003	3	5011	N	N	3829 170TH PL NE
004	386510	0210	10/19/06	\$729,950	2790	0	9	2003	3	6146	N	N	3997 170TH PL NE
004	386510	0050	9/19/05	\$650,000	2790	0	9	2003	3	8320	N	N	3865 170TH PL NE
004	386510	0170	12/3/04	\$600,000	2790	0	9	2003	3	6323	N	N	3951 170TH PL NE
004	386510	0030	4/19/05	\$680,000	3010	910	9	2003	3	5853	N	N	3984 170TH PL NE
004	386510	0030	1/12/04	\$632,000	3010	910	9	2003	3	5853	N	N	3984 170TH PL NE
004	232505	9086	11/29/06	\$780,000	3080	0	9	2002	3	9023	N	N	16250 NE 30TH ST
004	068645	0450	2/16/05	\$699,000	3140	0	9	2005	3	9000	N	N	16646 NE 30TH ST
004	068645	0460	2/11/05	\$695,000	3140	0	9	2005	3	9375	N	N	16636 NE 30TH ST
004	780470	0100	8/8/05	\$849,000	3580	0	9	1998	3	14000	N	N	3024 165TH PL NE
004	664865	0130	9/20/05	\$620,000	3680	0	9	1982	3	11209	N	N	1827 160TH AVE NE
004	029150	0150	12/6/04	\$517,000	2380	0	10	1991	3	7350	N	N	3272 165TH PL NE
004	070600	0020	10/20/05	\$650,000	2680	0	10	1994	3	10500	N	N	15864 NE 25TH PL
004	070600	0030	5/27/04	\$755,000	3250	0	10	1994	3	10435	N	N	15812 NE 25TH PL
013	891710	0183	8/22/05	\$360,000	1020	1020	7	1968	3	12040	N	N	18445 NE 24TH ST
013	252505	9139	5/20/05	\$399,950	1150	520	7	1978	4	13068	N	N	17759 NE 24TH ST
013	856300	0970	6/23/06	\$545,000	1190	330	7	1967	4	8500	N	N	17730 NE 13TH ST
013	327576	0120	7/21/06	\$455,000	1200	0	7	1972	4	8025	N	N	1831 172ND PL NE
013	327576	0120	4/1/04	\$279,000	1200	0	7	1972	4	8025	N	N	1831 172ND PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	815550	0020	10/15/04	\$358,000	1250	1250	7	1968	4	7140	N	N	1412 173RD AVE NE
013	313410	0146	3/2/06	\$370,000	1300	0	7	1955	4	10000	N	N	17340 NE 36TH ST
013	313410	0180	8/18/06	\$460,000	1320	300	7	1968	3	9975	N	N	17232 NE 36TH ST
013	313410	0180	5/22/04	\$310,000	1320	300	7	1968	3	9975	N	N	17232 NE 36TH ST
013	026700	0020	7/13/04	\$320,000	1330	800	7	1967	4	7838	N	N	1612 177TH AVE NE
013	327575	0300	10/24/05	\$405,000	1330	380	7	1967	3	7565	N	N	17259 NE 16TH PL
013	327575	0090	6/14/04	\$355,100	1340	430	7	1973	4	8030	N	N	17216 NE 16TH PL
013	327576	0100	10/12/06	\$465,000	1350	0	7	1968	4	7490	N	N	1838 172ND PL NE
013	313410	0173	7/29/05	\$429,900	1360	0	7	1971	4	11520	N	N	3628 172ND AVE NE
013	856302	0240	5/27/04	\$317,000	1370	0	7	1968	4	9375	N	N	2215 182ND AVE NE
013	856300	0590	4/22/05	\$474,900	1390	670	7	1976	4	8034	N	N	1421 177TH AVE NE
013	856300	0590	5/19/04	\$419,000	1390	670	7	1976	4	8034	N	N	1421 177TH AVE NE
013	252505	9091	11/15/06	\$680,000	1400	1260	7	1982	3	20999	N	N	1661 173RD AVE NE
013	327575	0080	9/20/06	\$579,950	1400	780	7	1968	5	10585	N	N	17220 NE 16TH PL
013	327575	0460	5/17/06	\$515,000	1450	500	7	1967	4	8640	N	N	17243 NE 16TH PL
013	856301	0260	8/9/04	\$386,000	1450	780	7	1965	4	6148	N	N	17909 NE 19TH PL
013	026700	0040	10/23/05	\$381,500	1460	0	7	1967	3	7838	N	N	1628 177TH AVE NE
013	362505	9109	8/5/04	\$515,000	1460	1460	7	1964	3	33976	Y	N	645 WEST LAKE SAMMAMISH PKWY NE
013	313410	0127	7/31/06	\$609,000	1480	0	7	1930	5	10728	N	N	17641 NE 36TH ST
013	313410	0127	7/11/05	\$518,000	1480	0	7	1930	5	10728	N	N	17641 NE 36TH ST
013	327575	0440	3/23/04	\$315,000	1500	0	7	1967	4	5200	N	N	17231 NE 16TH PL
013	026700	0210	3/6/05	\$430,000	1560	0	7	1967	4	12000	N	N	1613 177TH AVE NE
013	026700	0050	5/18/04	\$295,000	1560	0	7	1967	3	7838	N	N	1634 177TH AVE NE
013	252505	9088	3/30/05	\$394,000	1640	700	7	1948	5	19602	N	N	1429 173RD AVE NE
013	313410	0174	6/28/05	\$485,000	1660	0	7	1958	4	9600	N	N	3626 172ND AVE NE
013	327576	0360	1/26/05	\$328,000	1670	0	7	1968	3	6175	N	N	1704 172ND CT NE
013	313410	0177	4/16/04	\$380,000	1680	0	7	1976	4	12900	Y	N	3710 172ND AVE NE
013	327576	0080	9/22/05	\$350,420	1740	0	7	1969	3	7704	N	N	1822 172ND PL NE
013	252505	9134	3/16/06	\$459,800	1760	0	7	1964	4	12000	N	N	2045 173RD AVE NE
013	327576	0040	3/12/04	\$320,500	2000	0	7	1969	5	7920	N	N	17256 NE 18TH PL
013	131300	0010	8/8/05	\$541,500	2440	0	7	1968	4	10200	N	N	17906 NE 29TH ST

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	856300	0730	6/7/06	\$610,000	1120	1120	8	1977	3	8000	N	N	1346 177TH AVE NE
013	252505	9166	3/26/04	\$276,450	1130	620	8	1977	3	12196	N	N	2210 173RD AVE NE
013	752510	0730	7/23/04	\$212,450	1150	0	8	1968	4	2571	N	N	2507 175TH AVE NE
013	815550	0130	3/11/05	\$370,000	1150	260	8	1968	3	7900	N	N	17400 NE 14TH ST
013	815550	0130	4/23/04	\$295,000	1150	260	8	1968	3	7900	N	N	17400 NE 14TH ST
013	252505	9165	4/20/06	\$470,000	1190	290	8	1977	5	12632	N	N	2224 173RD AVE NE
013	106630	0330	11/22/06	\$514,990	1200	280	8	1968	3	12100	N	N	17407 NE 12TH ST
013	896500	0050	6/22/06	\$455,000	1200	370	8	1974	3	9500	N	N	3304 179TH AVE NE
013	437670	0460	8/11/06	\$530,000	1210	830	8	1973	4	9225	N	N	18227 NE 31ST ST
013	437670	0660	10/14/05	\$431,700	1230	830	8	1973	4	9880	N	N	3011 181ST AVE NE
013	681100	0060	11/14/06	\$521,000	1230	210	8	1968	4	12037	N	N	2023 175TH AVE NE
013	681100	0060	6/17/04	\$370,000	1230	210	8	1968	4	12037	N	N	2023 175TH AVE NE
013	106630	0170	8/24/06	\$502,000	1250	610	8	1968	5	9840	N	N	1015 174TH AVE NE
013	106630	0170	2/19/04	\$360,500	1250	610	8	1968	5	9840	N	N	1015 174TH AVE NE
013	505680	0130	3/23/05	\$332,000	1260	200	8	1968	3	6000	N	N	1824 175TH PL NE
013	856300	0290	7/8/04	\$420,000	1260	530	8	1968	4	5400	N	N	17609 NE 15TH PL
013	856301	0640	11/17/06	\$520,000	1280	610	8	1976	3	16060	N	N	1089 185TH AVE NE
013	896501	0040	10/18/04	\$379,000	1280	1200	8	1975	4	9088	N	N	17722 NE 34TH ST
013	106600	0530	4/22/05	\$560,000	1290	480	8	1962	5	9450	N	N	905 178TH AVE NE
013	753990	0130	2/22/05	\$435,000	1290	830	8	1977	5	9600	N	N	17611 NE 33RD PL
013	103600	0470	5/25/04	\$335,000	1300	400	8	1974	3	11400	N	N	18100 NE 25TH ST
013	437670	0280	12/13/04	\$353,000	1300	220	8	1969	4	13148	N	N	18223 NE 28TH ST
013	437670	0250	1/13/04	\$353,500	1300	190	8	1969	3	10400	N	N	2822 182ND AVE NE
013	856300	0330	6/28/05	\$430,000	1300	1020	8	1974	3	8260	N	N	17620 NE 15TH PL
013	437670	0150	4/11/06	\$452,950	1320	460	8	1969	3	8584	N	N	2934 181ST AVE NE
013	681100	0080	3/17/05	\$378,500	1320	590	8	1968	3	11570	N	N	17511 NE 21ST ST
013	681100	0250	9/11/04	\$352,950	1320	650	8	1968	3	12000	N	N	17406 NE 22ND ST
013	103600	0430	1/19/06	\$480,000	1330	1250	8	1972	4	7600	N	N	2600 181ST AVE NE
013	106600	0180	7/11/05	\$472,000	1330	1200	8	1976	4	12600	N	N	17405 NE 10TH ST
013	437680	0120	12/7/04	\$465,000	1330	1120	8	1973	5	13750	Y	N	2818 183RD AVE NE
013	752521	0210	11/9/06	\$360,000	1330	0	8	1978	3	2924	N	N	2614 174TH AVE NE

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**Area 91**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	752521	0280	6/28/06	\$351,000	1330	0	8	1978	4	2866	N	N	2628 174TH AVE NE
013	752521	0300	3/28/06	\$295,000	1330	0	8	1978	4	2752	N	N	2706 174TH AVE NE
013	752521	1320	8/11/05	\$279,900	1330	0	8	1978	4	3072	N	N	17312 NE 27TH CT
013	752521	0300	5/24/05	\$260,000	1330	0	8	1978	4	2752	N	N	2706 174TH AVE NE
013	752521	0300	10/19/04	\$219,960	1330	0	8	1978	4	2752	N	N	2706 174TH AVE NE
013	106600	0500	3/24/04	\$349,500	1340	1250	8	1963	3	10120	N	N	941 178TH AVE NE
013	891710	0151	3/30/05	\$405,000	1340	570	8	1975	4	19200	N	N	2217 WEST LAKE SAMMAMISH PKWY NE
013	896500	0120	3/7/06	\$430,000	1340	450	8	1974	3	9600	N	N	17709 NE 33RD ST
013	752510	0490	10/20/05	\$285,500	1350	0	8	1975	3	2560	N	N	2623 175TH AVE NE
013	856305	0330	5/20/04	\$323,500	1350	780	8	1968	3	8000	N	N	18403 NE 21ST ST
013	856302	0270	11/19/04	\$409,995	1370	310	8	1968	4	7320	N	N	18112 NE 22ND ST
013	856302	0130	8/13/04	\$316,000	1370	0	8	1968	4	7200	N	N	2210 182ND AVE NE
013	856305	0110	4/24/06	\$560,000	1370	1250	8	1968	3	8240	N	N	18504 NE 21ST ST
013	856306	0080	9/26/05	\$561,859	1370	1330	8	1972	4	11165	N	N	2206 186TH AVE NE
013	752521	1490	4/9/04	\$228,000	1380	0	8	1978	4	3737	N	N	2605 174TH AVE NE
013	896500	0200	6/27/06	\$535,000	1380	770	8	1968	3	10500	N	N	3310 178TH AVE NE
013	106600	0070	3/30/04	\$275,000	1390	0	8	1961	3	9570	N	N	1119 176TH AVE NE
013	226000	0200	10/3/06	\$521,950	1390	430	8	1977	4	9680	N	N	17210 NE 34TH ST
013	252505	9170	9/26/06	\$552,950	1410	1030	8	1978	4	12196	N	N	1907 177TH AVE NE
013	753990	0040	8/24/06	\$580,000	1410	340	8	2003	3	9000	N	N	17602 NE 33RD PL
013	753990	0040	12/1/04	\$489,000	1410	340	8	2003	3	9000	N	N	17602 NE 33RD PL
013	864430	0260	6/16/04	\$375,000	1410	640	8	1976	3	7000	N	N	17613 NE 31ST PL
013	192506	9189	2/4/04	\$385,100	1420	750	8	1985	3	9583	Y	N	3067 WEST LAKE SAMMAMISH PKWY NE
013	279040	0330	3/8/05	\$476,500	1420	830	8	1974	4	11250	N	N	18521 NE 26TH ST
013	313410	0215	8/24/04	\$431,000	1420	780	8	1978	4	10000	Y	N	3815 WEST LAKE SAMMAMISH PKWY NE
013	810040	0100	6/7/05	\$488,000	1420	610	8	1984	4	14125	N	N	3202 173RD AVE NE
013	856305	0470	11/14/06	\$480,000	1420	0	8	1968	4	6090	N	N	18506 NE 20TH PL
013	896500	0240	12/22/05	\$545,000	1420	1370	8	1975	4	18750	N	N	3307 179TH AVE NE
013	106600	0200	8/20/04	\$365,000	1430	600	8	1975	3	18720	N	N	17429 NE 10TH ST
013	106610	0410	3/21/05	\$566,500	1430	1430	8	1966	5	10080	N	N	824 179TH CT NE
013	192506	9172	9/29/05	\$490,000	1430	1070	8	1974	4	10890	Y	N	18344 NE 28TH ST

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013	856300	1330	1/27/04	\$345,000	1430	0	8	1966	4	8424	N	N	1430 179TH PL NE
013	103600	0750	5/25/06	\$547,953	1440	790	8	1974	4	13195	N	N	18311 NE 25TH ST
013	306260	0120	9/20/05	\$535,000	1440	1200	8	1973	4	9200	N	N	3219 175TH CT NE
013	026702	0060	7/27/05	\$485,000	1450	600	8	1976	3	13230	N	N	2122 177TH PL NE
013	106600	0250	4/1/04	\$333,000	1450	510	8	1973	4	8880	N	N	1012 176TH AVE NE
013	106600	0210	3/13/06	\$465,000	1460	880	8	1966	3	11620	N	N	853 176TH AVE NE
013	106630	0130	1/11/06	\$557,500	1460	670	8	1967	5	9600	N	N	1115 174TH AVE NE
013	279040	0140	8/23/05	\$505,000	1460	780	8	1976	3	10925	N	N	2530 186TH AVE NE
013	437670	0200	12/26/06	\$517,000	1460	0	8	1968	3	8330	N	N	2805 182ND AVE NE
013	856308	0250	3/2/05	\$499,000	1460	720	8	1973	5	11900	N	N	18503 NE 19TH PL
013	103600	0940	7/14/06	\$632,100	1470	1070	8	1966	4	6760	N	N	18105 NE 28TH ST
013	106620	0150	11/17/04	\$386,000	1470	1020	8	1969	3	10800	N	N	17817 NE 12TH ST
013	106630	0190	11/17/04	\$490,000	1470	970	8	1968	5	10384	N	N	17415 NE 11TH ST
013	313410	0202	4/8/05	\$485,000	1470	0	8	1959	4	16875	Y	N	3837 WEST LAKE SAMMAMISH PKWY NE
013	752710	0020	11/15/04	\$302,000	1470	0	8	1981	3	9200	N	N	3531 173RD CT NE
013	856300	1320	9/6/06	\$525,000	1480	0	8	1967	3	9009	N	N	1424 179TH PL NE
013	306260	0060	4/21/04	\$410,000	1490	1200	8	1971	5	9375	N	N	3211 174TH AVE NE
013	313410	0117	5/25/06	\$635,000	1490	1000	8	1955	4	36879	N	N	17259 NE 36TH ST
013	856306	0030	8/24/06	\$595,000	1490	350	8	1972	4	12035	N	N	2308 186TH AVE NE
013	864430	0270	5/22/06	\$499,500	1490	780	8	1976	3	12150	N	N	17607 NE 31ST PL
013	864430	0150	6/23/05	\$451,000	1490	490	8	1976	4	9600	Y	N	17605 NE 30TH PL
013	856300	1310	8/1/06	\$595,000	1500	830	8	1965	4	8740	N	N	1418 179TH PL NE
013	856301	0820	5/12/06	\$662,500	1500	1120	8	1965	3	7875	N	N	1363 183RD AVE NE
013	143760	0180	10/19/04	\$425,000	1510	690	8	1973	4	13110	N	N	2310 187TH AVE NE
013	856300	0690	2/2/05	\$400,300	1510	950	8	1965	3	9180	Y	N	1306 177TH AVE NE
013	856301	0350	10/25/06	\$630,000	1510	890	8	1967	4	8080	N	N	1803 180TH AVE NE
013	103640	0150	9/14/05	\$459,000	1520	450	8	1972	4	12400	N	N	17805 NE 25TH ST
013	106600	0170	7/26/05	\$444,000	1520	0	8	1976	4	22040	N	N	17301 NE 10TH ST
013	131300	0190	11/4/04	\$429,000	1540	760	8	1975	4	9750	N	N	2803 177TH AVE NE
013	437680	0100	12/1/05	\$620,000	1540	500	8	1973	5	9500	N	N	2806 183RD AVE NE
013	856306	0120	3/7/05	\$472,500	1540	490	8	1972	4	12052	N	N	2227 186TH AVE NE

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013	864430	0160	11/9/05	\$468,000	1540	720	8	1976	3	9600	N	N	17603 NE 30TH PL
013	856300	0410	10/6/04	\$481,500	1550	830	8	1965	4	8000	Y	N	1330 176TH AVE NE
013	026702	0050	9/9/05	\$492,100	1560	350	8	1975	3	12180	N	N	2114 177TH PL NE
013	103600	0860	6/1/06	\$532,000	1560	470	8	1965	4	10450	N	N	2727 181ST AVE NE
013	103600	0860	9/28/04	\$430,000	1560	470	8	1965	4	10450	N	N	2727 181ST AVE NE
013	131300	0710	3/31/05	\$500,000	1560	360	8	1968	4	9600	N	N	17803 NE 27TH ST
013	752521	0170	8/14/06	\$360,000	1560	220	8	1978	3	2732	N	N	2606 174TH AVE NE
013	752521	0140	8/15/05	\$325,000	1560	220	8	1978	3	3113	N	N	2554 174TH AVE NE
013	752521	0160	11/12/04	\$260,000	1560	220	8	1978	4	2769	N	N	2604 174TH AVE NE
013	106610	0210	1/15/04	\$340,000	1570	700	8	1967	3	12160	N	N	17605 NE 8TH PL
013	505680	0360	9/28/04	\$362,000	1570	0	8	1968	5	9350	N	N	17304 NE 18TH PL
013	144900	0070	4/5/06	\$516,000	1580	550	8	1978	4	13500	N	N	17940 NE 22ND WAY
013	856301	0100	6/22/06	\$765,000	1580	1400	8	1968	4	8400	N	N	1660 180TH AVE NE
013	103640	0060	7/27/06	\$590,700	1590	810	8	1972	4	12100	N	N	2503 178TH AVE NE
013	437670	0590	7/28/04	\$390,000	1590	0	8	1973	4	9225	N	N	18216 NE 31ST ST
013	856300	0160	3/18/04	\$439,950	1590	920	8	1968	5	9375	N	N	1321 176TH AVE NE
013	856300	1420	7/8/04	\$380,000	1590	0	8	1965	4	7038	N	N	1419 180TH AVE NE
013	856303	0470	3/10/05	\$582,000	1590	1490	8	1967	4	10000	N	N	1634 184TH AVE NE
013	752680	0070	7/18/06	\$640,000	1600	900	8	1975	3	8526	N	N	3307 181ST PL NE
013	752680	0070	11/28/05	\$500,000	1600	900	8	1975	3	8526	N	N	3307 181ST PL NE
013	752680	0100	9/22/05	\$485,000	1600	910	8	1975	4	9180	Y	N	3312 181ST PL NE
013	753990	0180	2/24/04	\$419,000	1600	1130	8	1977	4	9108	N	N	17510 NE 33RD ST
013	856306	0060	10/21/05	\$555,000	1600	690	8	1972	4	11165	N	N	2218 186TH AVE NE
013	026702	0150	8/23/06	\$570,000	1610	610	8	1982	3	11454	N	N	2115 177TH PL NE
013	815550	0070	2/8/06	\$425,000	1610	0	8	1968	3	8400	N	N	17323 NE 15TH ST
013	856301	0380	10/11/04	\$392,000	1610	380	8	1967	4	8000	N	N	1643 180TH AVE NE
013	856307	0310	11/30/05	\$498,000	1610	760	8	1976	4	13819	N	N	1211 185TH AVE NE
013	306260	0220	1/9/06	\$501,000	1620	1000	8	1972	3	8800	N	N	3201 176TH CT NE
013	856300	0360	8/25/04	\$368,500	1620	0	8	1966	4	8160	N	N	1513 177TH AVE NE
013	856300	1080	8/17/04	\$365,000	1620	0	8	1966	3	10707	N	N	1512 179TH AVE NE
013	856305	0420	10/26/04	\$369,000	1620	0	8	1972	4	7725	N	N	18524 NE 20TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	896500	0150	1/3/06	\$420,000	1620	0	8	1968	5	9600	N	N	3303 178TH AVE NE
013	752690	0020	11/5/04	\$433,500	1630	750	8	1976	4	12717	Y	N	510 177TH LN NE
013	026702	0080	5/18/06	\$601,000	1640	910	8	1976	4	11288	N	N	2210 177TH PL NE
013	103600	0840	5/12/06	\$560,000	1640	920	8	1970	4	9900	N	N	2715 181ST AVE NE
013	226000	0310	12/20/06	\$580,000	1640	550	8	1977	3	11410	N	N	3326 173RD AVE NE
013	313410	0041	5/18/04	\$419,000	1640	1560	8	1978	4	9650	Y	N	3427 180TH AVE NE
013	856300	1130	3/15/05	\$485,000	1640	1320	8	1965	4	8968	N	N	1431 179TH PL NE
013	896501	0110	3/10/05	\$382,000	1640	0	8	1974	5	13920	N	N	3404 179TH AVE NE
013	144900	0120	6/25/04	\$430,000	1650	400	8	1978	4	12000	N	N	2103 180TH CT NE
013	131300	0180	9/19/06	\$515,000	1660	1130	8	1967	4	9750	Y	N	2809 177TH AVE NE
013	131300	0180	4/18/05	\$445,000	1660	1130	8	1967	4	9750	Y	N	2809 177TH AVE NE
013	131300	0200	11/22/04	\$417,000	1660	1130	8	1967	4	13130	N	N	2705 177TH AVE NE
013	226000	0050	1/27/05	\$392,000	1660	1250	8	1977	4	12477	N	N	17422 NE 35TH PL
013	752690	0040	2/1/05	\$570,000	1660	1660	8	1976	4	13886	Y	N	612 177TH LN NE
013	891710	0153	6/24/05	\$503,000	1660	710	8	1975	3	15200	N	N	2211 WEST LAKE SAMMAMISH PKWY NE
013	103600	0150	8/25/05	\$487,000	1670	460	8	1965	3	9434	N	N	2629 181ST AVE NE
013	103640	0200	3/24/04	\$378,000	1670	0	8	1973	4	13125	N	N	2404 179TH AVE NE
013	226000	0130	10/12/06	\$583,800	1670	530	8	1976	4	9375	N	N	17416 NE 34TH ST
013	752680	0140	4/14/04	\$440,000	1670	1410	8	1975	4	10146	Y	N	3408 181ST PL NE
013	856302	0140	9/25/06	\$545,000	1670	0	8	1968	5	7200	N	N	2216 182ND AVE NE
013	856305	0390	6/27/06	\$532,000	1670	0	8	1968	5	8755	N	N	18521 NE 21ST ST
013	856305	0460	6/9/04	\$407,000	1670	0	8	1968	4	7931	N	N	18510 NE 20TH PL
013	856305	0390	4/19/04	\$389,980	1670	0	8	1968	5	8755	N	N	18521 NE 21ST ST
013	103600	0650	4/19/04	\$372,500	1680	0	8	1972	4	10925	N	N	18218 NE 25TH ST
013	143760	0160	1/4/05	\$348,500	1680	530	8	1973	4	12006	N	N	2218 187TH AVE NE
013	337660	0100	4/20/04	\$413,000	1690	1220	8	1975	4	9600	N	N	1403 172ND PL NE
013	752521	1510	1/13/06	\$335,105	1690	0	8	1979	4	2752	N	N	2543 174TH AVE NE
013	856303	0580	6/9/05	\$559,000	1690	1670	8	1967	3	9450	N	N	1504 184TH AVE NE
013	279041	0320	11/3/05	\$485,003	1700	680	8	1977	4	12350	N	N	18511 NE 25TH WAY
013	437670	0300	6/30/05	\$523,000	1700	840	8	1968	3	9975	N	N	18222 NE 28TH ST
013	752521	0180	3/21/06	\$349,500	1700	260	8	1978	3	2752	N	N	2608 174TH AVE NE

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	752521	0110	3/22/05	\$313,000	1700	260	8	1978	3	2752	N	N	2542 174TH AVE NE
013	752521	1180	11/16/04	\$298,500	1700	0	8	1978	4	3247	N	N	2727 174TH AVE NE
013	752710	0030	8/1/06	\$529,700	1710	0	8	1981	4	9433	N	N	3515 173RD CT NE
013	752710	0030	7/27/04	\$355,000	1710	0	8	1981	4	9433	N	N	3515 173RD CT NE
013	856300	0530	2/26/04	\$371,000	1710	0	8	1966	5	8140	N	N	1512 177TH AVE NE
013	856305	0510	6/9/04	\$445,000	1710	630	8	1967	4	12100	N	N	18517 NE 20TH PL
013	856316	0030	1/16/04	\$350,000	1710	820	8	1977	4	8800	N	N	17411 NE 13TH PL
013	279040	0100	2/21/06	\$500,000	1720	620	8	1975	4	11745	N	N	18612 NE 25TH ST
013	752521	1620	5/21/04	\$280,000	1720	330	8	1979	4	2905	N	N	2503 174TH AVE NE
013	752521	1270	3/21/04	\$263,000	1720	0	8	1978	4	2758	N	N	2709 174TH AVE NE
013	131300	0110	6/3/04	\$454,000	1730	460	8	1966	4	9600	N	N	17624 NE 29TH ST
013	190460	0020	12/20/06	\$585,000	1730	0	8	1978	3	12354	N	N	17317 NE 23RD CT
013	896500	0040	10/18/04	\$369,950	1740	0	8	1968	4	9250	N	N	3310 179TH AVE NE
013	103600	0100	11/6/06	\$540,000	1750	0	8	1968	3	8000	N	N	2521 181ST AVE NE
013	106620	0380	3/16/05	\$439,950	1760	0	8	1968	4	10400	N	N	1028 179TH PL NE
013	437670	0260	1/21/04	\$330,000	1760	0	8	1969	3	11875	N	N	18211 NE 28TH ST
013	856300	1640	12/14/04	\$445,000	1760	0	8	1965	4	9991	N	N	1235 180TH PL NE
013	810040	0010	3/25/04	\$378,315	1770	0	8	1985	4	9630	N	N	17204 NE 33RD ST
013	856300	1030	10/18/05	\$500,000	1770	0	8	1965	3	8000	N	N	1348 179TH AVE NE
013	103640	0100	8/24/06	\$600,000	1780	580	8	1973	4	13500	N	N	2407 178TH AVE NE
013	106620	0070	6/9/04	\$400,000	1780	0	8	1969	4	9840	N	N	17800 NE 12TH ST
013	131300	0440	5/4/06	\$465,100	1780	0	8	1966	3	10560	N	N	2810 178TH AVE NE
013	856300	0240	5/19/04	\$368,000	1780	0	8	1966	4	5130	N	N	1419 176TH PL NE
013	856301	0690	11/22/05	\$540,000	1780	990	8	1973	4	15180	N	N	1049 185TH AVE NE
013	752510	0530	5/13/05	\$323,900	1790	0	8	1975	3	2240	N	N	2615 175TH AVE NE
013	752510	0080	2/18/05	\$261,000	1790	0	8	1968	3	2811	N	N	2510 175TH AVE NE
013	856305	0160	3/18/05	\$355,000	1790	0	8	1969	4	7725	N	N	18316 NE 21ST ST
013	752510	0140	3/24/05	\$294,500	1800	0	8	1968	3	2478	N	N	2524 175TH AVE NE
013	106610	0450	5/10/04	\$412,000	1810	0	8	2002	3	14080	N	N	924 179TH CT NE
013	131300	0720	2/28/06	\$580,000	1810	1260	8	1968	4	9600	N	N	17721 NE 27TH ST
013	131300	0370	9/19/06	\$539,950	1810	0	8	1967	4	9000	N	N	2815 179TH AVE NE

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	131300	0280	4/6/05	\$600,000	1810	1540	8	2004	3	9690	N	N	17716 NE 27TH ST
013	131300	0100	6/1/05	\$335,000	1810	0	8	1966	4	9600	N	N	17630 NE 29TH ST
013	226000	0440	12/2/05	\$444,950	1810	0	8	1976	4	9375	N	N	3520 175TH AVE NE
013	856305	0220	10/21/04	\$347,000	1810	0	8	1969	4	7812	N	N	18311 NE 21ST ST
013	106620	0010	7/25/05	\$459,900	1820	0	8	1969	3	11040	N	N	1205 179TH PL NE
013	226000	0280	4/9/04	\$307,000	1820	0	8	1975	4	8625	N	N	17309 NE 34TH ST
013	414165	0230	8/17/06	\$710,000	1820	0	8	1988	3	10640	N	N	1808 187TH AVE NE
013	856300	0270	4/24/06	\$430,000	1820	0	8	1966	3	12600	N	N	17623 NE 15TH PL
013	103600	0170	5/25/04	\$340,000	1830	0	8	1968	4	7560	N	N	2709 181ST AVE NE
013	106610	0380	6/21/04	\$482,900	1830	1370	8	1965	4	8625	Y	N	800 179TH CT NE
013	752521	1500	8/11/06	\$390,000	1830	0	8	1979	4	2924	N	N	2547 174TH AVE NE
013	856301	0080	12/15/05	\$700,000	1830	1400	8	1965	4	8400	N	N	1648 180TH AVE NE
013	856304	0140	5/19/04	\$362,000	1830	0	8	1967	4	11550	N	N	2024 183RD AVE NE
013	856305	0170	8/1/06	\$575,000	1830	830	8	1977	4	8240	N	N	18312 NE 21ST ST
013	103600	0250	11/14/05	\$403,000	1840	0	8	1968	3	7150	N	N	18224 NE 27TH ST
013	144900	0200	12/5/05	\$499,950	1840	0	8	1977	4	13122	N	N	2028 180TH CT NE
013	313410	0043	5/13/05	\$640,000	1840	0	8	1972	4	19333	N	N	3415 180TH AVE NE
013	103600	0870	12/12/06	\$588,000	1850	0	8	1965	5	9990	N	N	18007 NE 28TH ST
013	752510	0400	12/15/05	\$362,000	1850	0	8	1968	3	2727	N	N	17406 NE 27TH ST
013	752510	0110	8/5/05	\$319,000	1850	0	8	1968	3	3203	N	N	2516 175TH AVE NE
013	752510	0040	9/15/04	\$261,900	1850	0	8	1968	4	2837	N	N	2410 175TH AVE NE
013	752521	1460	7/8/05	\$317,500	1850	0	8	1978	4	2839	N	N	2611 174TH AVE NE
013	752521	0070	4/18/05	\$310,000	1850	0	8	1978	3	3120	N	N	2526 174TH AVE NE
013	106630	0140	11/1/05	\$430,000	1860	0	8	1967	3	10000	N	N	1109 174TH AVE NE
013	103600	0550	12/15/06	\$675,000	1870	0	8	1966	4	6600	N	N	2527 183RD AVE NE
013	279040	0110	6/23/06	\$570,000	1870	890	8	1975	4	11004	N	N	2506 186TH AVE NE
013	752521	1630	5/13/05	\$290,500	1870	70	8	1978	4	3557	N	N	2501 174TH AVE NE
013	856301	0520	8/10/06	\$568,500	1870	0	8	1966	4	10080	N	N	18027 NE 13TH ST
013	856303	0430	9/6/06	\$530,000	1870	0	8	1967	4	10000	N	N	1806 184TH AVE NE
013	403980	0200	7/10/06	\$695,000	1880	340	8	1978	5	18135	N	N	520 176TH LN NE
013	505680	0210	8/31/06	\$599,950	1880	0	8	1968	3	7500	N	N	17304 NE 19TH PL

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**Area 91**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	856300	1110	5/3/04	\$378,000	1880	0	8	1966	4	9810	N	N	1447 179TH PL NE
013	505680	0120	5/12/05	\$545,000	1890	1150	8	1968	4	7030	N	N	1820 175TH PL NE
013	856301	0830	7/19/05	\$685,000	1890	1310	8	1968	3	7350	N	N	1357 183RD AVE NE
013	392010	0140	2/7/05	\$435,045	1900	0	8	1969	4	12467	N	N	2326 184TH AVE NE
013	505680	0340	7/5/05	\$505,000	1900	0	8	1968	4	9200	N	N	17318 NE 18TH PL
013	856302	0400	10/23/06	\$617,900	1900	0	8	1965	4	11340	N	N	2019 182ND AVE NE
013	025990	0060	6/29/05	\$483,000	1910	0	8	2001	3	3408	N	N	2492 173RD PL NE
013	025990	0240	2/22/05	\$456,000	1910	0	8	2001	3	3851	N	N	17230 NE 25TH WAY
013	856300	1240	4/21/06	\$524,750	1920	0	8	1966	4	6968	N	N	17927 NE 13TH PL
013	106600	0060	5/1/06	\$471,550	1930	0	8	1966	3	11040	N	N	1205 176TH AVE NE
013	106620	0130	12/19/06	\$645,000	1930	1520	8	1968	3	10200	N	N	956 178TH AVE NE
013	856300	1010	4/13/05	\$489,000	1930	0	8	1966	4	8584	N	N	1336 179TH AVE NE
013	856302	0100	7/19/06	\$600,000	1930	330	8	1968	4	6750	N	N	2122 182ND AVE NE
013	856302	0390	9/8/06	\$599,950	1930	0	8	1965	4	12825	N	N	2031 182ND AVE NE
013	025990	0090	4/1/05	\$475,000	1940	0	8	2000	3	3336	N	N	17316 NE 25TH CT
013	103600	0830	7/11/06	\$489,950	1940	0	8	1968	3	13750	N	N	18207 NE 25TH ST
013	025990	0180	2/27/05	\$515,000	1950	820	8	2001	3	3386	N	N	17308 NE 25TH WAY
013	025990	0370	2/11/05	\$439,900	1950	0	8	2000	3	3343	N	N	2501 173RD PL NE
013	025990	0360	12/14/04	\$427,500	1950	0	8	2000	3	3357	N	N	2507 173RD PL NE
013	103600	0210	2/22/06	\$475,000	1950	0	8	1967	3	6600	N	N	18114 NE 27TH ST
013	103600	0670	4/27/04	\$377,500	1950	0	8	1967	3	8000	N	N	18232 NE 25TH ST
013	752510	0030	1/11/05	\$305,000	1950	0	8	1968	3	2587	N	N	2408 175TH AVE NE
013	856300	0760	6/27/06	\$580,000	1950	0	8	1975	5	8080	N	N	1414 177TH AVE NE
013	856300	0760	4/30/04	\$435,000	1950	0	8	1975	5	8080	N	N	1414 177TH AVE NE
013	106600	0120	7/22/05	\$435,000	1970	0	8	1964	3	8880	N	N	17426 NE 10TH ST
013	103600	0390	5/5/05	\$625,000	1980	1000	8	1973	4	13000	N	N	2626 181ST AVE NE
013	152355	0320	11/14/06	\$495,000	1980	0	8	1990	3	4500	N	N	17411 NE 28TH ST
013	152355	0330	8/11/06	\$423,000	1980	0	8	1990	3	4500	N	N	17415 NE 28TH ST
013	437700	0020	6/1/05	\$490,000	1980	0	8	1976	4	11900	N	N	17236 NE 20TH PL
013	752510	0610	2/19/04	\$266,200	1980	0	8	1974	4	2965	N	N	2535 175TH AVE NE
013	752510	0460	8/28/06	\$417,000	1980	0	8	1968	3	2560	N	N	2629 175TH AVE NE

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	752510	0430	2/21/06	\$420,000	1980	0	8	1968	3	2300	N	N	2635 175TH AVE NE
013	752510	0740	9/9/05	\$350,950	1980	0	8	1968	5	2645	N	N	2505 175TH AVE NE
013	810040	0060	2/18/05	\$452,000	1980	0	8	1983	4	15454	N	N	3226 173RD AVE NE
013	152355	0430	11/30/05	\$480,000	1990	0	8	1990	3	5124	Y	N	3025 174TH AVE NE
013	392010	0130	3/23/06	\$441,500	1990	0	8	1969	4	12467	N	N	2316 184TH AVE NE
013	752521	0390	12/4/06	\$405,000	1990	0	8	1978	4	2811	N	N	2724 174TH AVE NE
013	752521	0420	11/7/06	\$470,000	1990	0	8	1978	3	3065	N	N	2730 174TH AVE NE
013	752521	1340	8/30/05	\$281,280	1990	0	8	1978	4	3072	N	N	17254 NE 27TH ST
013	752521	0390	12/10/04	\$303,000	1990	0	8	1978	4	2811	N	N	2724 174TH AVE NE
013	752521	0410	11/24/04	\$280,000	1990	0	8	1978	4	2923	N	N	2728 174TH AVE NE
013	752521	0350	4/1/04	\$264,000	1990	0	8	1978	4	2924	N	N	2716 174TH AVE NE
013	752521	0310	3/11/04	\$265,000	1990	0	8	1978	4	2752	N	N	2708 174TH AVE NE
013	131300	0020	7/19/06	\$499,000	2000	0	8	1968	3	9600	N	N	17900 NE 29TH ST
013	131300	0380	5/5/05	\$471,000	2000	0	8	1967	4	9600	N	N	2823 179TH AVE NE
013	752510	0310	5/2/06	\$400,000	2020	0	8	1968	3	2560	N	N	2622 175TH AVE NE
013	752510	0230	8/25/05	\$339,500	2020	0	8	1968	3	2560	N	N	2604 175TH AVE NE
013	106600	0140	11/7/06	\$505,000	2040	0	8	1965	3	9163	N	N	17412 NE 10TH ST
013	856307	0970	4/3/06	\$542,500	2050	480	8	1972	4	9840	N	N	18536 NE 19TH PL
013	856301	0170	4/22/04	\$475,000	2060	0	8	1965	4	8400	N	N	1912 180TH AVE NE
013	103600	0660	2/9/05	\$399,000	2070	0	8	1967	3	9000	N	N	18224 NE 25TH ST
013	753990	0140	10/18/04	\$437,600	2070	340	8	1977	5	9600	N	N	17617 NE 33RD PL
013	891710	0191	4/26/04	\$380,000	2070	560	8	1975	4	12977	N	N	2310 185TH PL NE
013	856305	0020	12/17/04	\$480,000	2090	630	8	1972	4	11440	N	N	2006 186TH AVE NE
013	752510	0260	11/16/04	\$288,000	2100	0	8	1968	5	2240	N	N	2610 175TH AVE NE
013	856301	0150	12/13/05	\$685,000	2100	480	8	1965	4	8400	N	N	1830 180TH AVE SE
013	856303	0100	9/15/04	\$550,000	2110	0	8	1968	5	7350	N	N	1619 184TH AVE NE
013	106630	0310	11/8/06	\$560,000	2120	0	8	1967	4	9775	N	N	17404 NE 11TH ST
013	313410	0140	10/10/06	\$536,800	2120	0	8	1987	3	9055	N	N	17436 NE 38TH ST
013	313410	0099	7/25/06	\$584,500	2140	0	8	1989	3	15400	N	N	3522 172ND AVE NE
013	106630	0320	9/22/06	\$530,000	2150	0	8	1966	3	9600	N	N	1120 174TH AVE NE
013	226000	0240	3/5/05	\$410,000	2150	0	8	1976	5	9576	N	N	3360 172ND AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	919900	0090	6/2/04	\$357,600	2160	0	8	1984	3	9004	N	N	17320 NE 17TH PL
013	106620	0370	6/24/05	\$560,000	2170	0	8	1969	5	9880	N	N	1020 179TH PL NE
013	932970	0200	4/22/05	\$569,950	2180	0	8	1994	3	10800	N	N	1890 178TH AVE NE
013	337660	0070	11/10/05	\$470,000	2190	0	8	1975	4	10000	N	N	1425 172ND PL NE
013	856300	1410	7/26/06	\$670,000	2200	0	8	1965	3	6630	N	N	1427 180TH AVE NE
013	336650	0180	1/4/06	\$470,000	2230	0	8	1975	4	12070	N	N	17905 NE 26TH ST
013	025990	0450	8/17/05	\$507,000	2240	0	8	2001	3	4505	N	N	2456 172ND AVE NE
013	025990	0310	9/27/04	\$449,950	2240	0	8	2000	3	4883	N	N	17243 NE 25TH CT
013	152355	0240	2/18/05	\$439,950	2240	0	8	1992	3	4341	N	N	2928 173RD CT NE
013	752510	0210	5/28/04	\$275,000	2250	0	8	1968	4	3336	N	N	2538 175TH AVE NE
013	106600	0570	5/25/04	\$335,000	2260	0	8	1963	3	8715	N	N	924 177TH AVE NE
013	505680	0170	5/25/05	\$583,000	2260	0	8	1968	4	7500	N	N	17400 NE 19TH PL
013	505680	0240	5/20/04	\$440,000	2260	0	8	1968	4	12905	N	N	1863 174TH PL NE
013	143760	0010	3/31/06	\$575,000	2270	0	8	1975	4	10350	N	N	18635 NE 21ST ST
013	143760	0010	2/24/06	\$575,000	2270	0	8	1975	4	10350	N	N	18635 NE 21ST ST
013	143760	0010	9/17/04	\$455,000	2270	0	8	1975	4	10350	N	N	18635 NE 21ST ST
013	392010	0020	11/3/04	\$380,000	2270	0	8	1968	4	12467	N	N	2315 184TH AVE NE
013	437670	0100	9/7/04	\$347,000	2290	0	8	1969	3	7475	N	N	2900 181ST AVE NE
013	025990	0040	11/14/05	\$589,850	2300	0	8	2000	3	3840	N	N	2478 173RD PL NE
013	025990	0290	5/18/04	\$460,000	2300	0	8	2000	3	3500	N	N	17231 NE 25TH CT
013	190460	0030	9/6/05	\$479,900	2310	0	8	1978	3	12264	N	N	17318 NE 23RD CT
013	681100	0240	12/19/05	\$469,500	2320	0	8	1968	3	12800	N	N	17410 NE 22ND ST
013	131300	0080	11/4/05	\$475,000	2330	0	8	1966	4	9600	N	N	17708 NE 29TH ST
013	152355	0220	3/16/05	\$426,000	2330	0	8	1992	4	4160	N	N	3004 173RD CT NE
013	152355	0440	11/3/04	\$390,000	2330	0	8	1992	3	4775	Y	N	17446 NE 28TH ST
013	313410	0213	12/7/05	\$630,000	2350	460	8	1985	3	12180	Y	N	3821 WEST LAKE SAMMAMISH PKWY NE
013	336650	0100	1/4/06	\$650,000	2350	410	8	1976	4	108028	N	N	17703 NE 26TH ST
013	856300	0620	9/9/06	\$645,000	2350	0	8	1967	4	7875	N	N	1401 177TH AVE NE
013	856300	1050	8/26/05	\$505,000	2370	0	8	1966	3	7446	N	N	1408 179TH AVE NE
013	103600	0570	11/23/05	\$500,000	2380	0	8	1967	4	11000	N	N	2611 183RD AVE NE
013	131300	0580	6/9/06	\$587,000	2440	0	8	1967	4	8320	N	N	2808 179TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	856304	0060	8/9/05	\$630,000	2460	0	8	1969	4	9975	N	N	2025 183RD AVE NE
013	131300	0330	11/10/05	\$459,950	2480	0	8	1967	3	10800	N	N	2703 179TH AVE NE
013	025990	0140	4/15/04	\$450,000	2490	0	8	2001	3	3500	N	N	17327 NE 25TH WAY
013	106630	0300	11/17/06	\$589,950	2550	0	8	1965	4	9020	N	N	17412 NE 11TH ST
013	856307	0100	5/10/05	\$485,000	2550	0	8	1975	4	12800	Y	N	1617 185TH AVE NE
013	106600	0390	10/18/04	\$449,950	2620	500	8	1961	3	8750	N	N	17703 NE 9TH ST
013	752510	0120	11/17/06	\$449,950	2630	0	8	1968	3	2816	N	N	2518 175TH AVE NE
013	752510	0380	9/8/04	\$309,500	2630	0	8	1968	5	2838	N	N	17410 NE 27TH ST
013	752510	0350	8/24/04	\$285,000	2630	0	8	1968	4	2720	N	N	2630 175TH AVE NE
013	437700	0060	9/1/05	\$645,000	2810	0	8	1976	4	10400	N	N	17204 NE 20TH PL
013	752680	0120	11/3/06	\$684,000	2810	0	8	1975	3	9709	Y	N	3324 181ST PL NE
013	932970	0190	8/4/05	\$610,000	2820	0	8	1990	3	10800	N	N	1912 178TH AVE NE
013	752680	0170	4/8/05	\$470,000	2830	0	8	1975	4	9020	N	N	3417 181ST PL NE
013	106600	0300	11/4/04	\$476,300	2840	0	8	1972	4	9768	N	N	963 177TH AVE NE
013	800850	0050	3/22/04	\$373,500	2990	0	8	1977	3	12060	N	N	2318 183RD CT NE
013	864430	0100	10/5/04	\$443,000	3020	0	8	1975	4	8100	N	N	17637 NE 30TH PL
013	932970	0210	5/23/05	\$649,000	3120	0	8	1987	3	10004	N	N	1860 178TH AVE NE
013	252505	9172	6/17/05	\$565,000	3190	0	8	1979	4	12196	N	N	17769 NE 24TH ST
013	143760	0120	7/11/05	\$635,000	3370	0	8	1974	4	11310	N	N	2108 187TH AVE NE
013	306260	0130	3/24/05	\$395,000	1160	700	9	1978	4	9840	N	N	3209 175TH CT NE
013	103600	0270	7/28/04	\$340,000	1340	700	9	1976	3	5300	N	N	2646 183RD AVE NE
013	856303	0030	10/30/06	\$785,000	1340	1240	9	2003	3	7875	N	N	1519 184TH AVE NE
013	362505	9111	2/22/05	\$549,000	1380	470	9	1979	4	15246	Y	N	629 WEST LAKE SAMMAMISH PKWY NE
013	932960	0020	9/20/04	\$429,500	1480	390	9	1986	3	24441	N	N	2311 179TH AVE NE
013	856308	0040	1/27/06	\$663,000	1500	1300	9	1976	3	10370	Y	N	1410 185TH AVE NE
013	192506	9180	5/4/04	\$389,500	1510	700	9	1976	3	14810	Y	N	2853 WEST LAKE SAMMAMISH PKWY NE
013	743150	0341	9/6/06	\$900,000	1530	900	9	1950	4	20400	Y	N	1006 185TH AVE NE
013	856307	0040	11/2/04	\$465,000	1610	600	9	1975	4	14300	N	N	1665 185TH AVE NE
013	106610	0430	11/30/04	\$510,000	1630	920	9	1979	4	14400	N	N	910 179TH CT NE
013	106610	0280	8/23/04	\$637,500	1670	1780	9	1964	4	18060	Y	N	17833 NE 8TH PL
013	414165	0200	11/10/06	\$680,000	1730	690	9	1988	3	11360	N	N	1708 187TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	894150	0110	6/22/06	\$699,900	1770	880	9	1978	4	31900	Y	N	18930 NE 20TH CT
013	103600	0320	8/18/04	\$390,000	1830	0	9	1968	3	9000	N	N	2625 183RD AVE NE
013	856302	0050	7/7/05	\$580,000	1830	850	9	1974	4	8400	N	N	2034 182ND AVE NE
013	336940	0170	9/13/05	\$567,500	1850	460	9	1978	4	9625	N	N	17412 NE 31ST CT
013	403980	0210	5/23/05	\$480,000	1880	0	9	1977	3	16291	N	N	514 176TH LN NE
013	336940	0160	4/29/05	\$525,000	1940	1880	9	1978	4	10323	N	N	17420 NE 31ST CT
013	279041	0250	5/7/04	\$422,000	1960	340	9	1977	4	11700	N	N	18427 NE 26TH WAY
013	856301	0710	7/18/06	\$725,000	1970	860	9	1974	3	13500	N	N	1033 185TH AVE NE
013	856300	1620	7/21/05	\$472,000	1990	0	9	1965	4	8925	N	N	1444 180TH AVE NE
013	856307	0230	7/20/05	\$725,000	2030	880	9	1976	4	11745	Y	N	1417 185TH AVE NE
013	856300	1680	8/8/05	\$510,000	2040	0	9	1965	4	8000	N	N	18009 NE 13TH ST
013	856302	0010	4/24/06	\$665,000	2040	0	9	1973	5	8400	N	N	2002 182ND AVE NE
013	336940	0040	12/21/04	\$439,989	2060	0	9	1978	4	11097	N	N	17403 NE 31ST CT
013	414165	0110	7/3/06	\$769,000	2140	1770	9	1979	3	14700	N	N	1423 187TH AVE NE
013	414165	0110	12/8/05	\$669,450	2140	1770	9	1979	3	14700	N	N	1423 187TH AVE NE
013	414165	0130	8/23/05	\$599,950	2150	360	9	1980	3	11900	N	N	18600 NE 16TH ST
013	414165	0290	8/23/05	\$675,000	2210	1400	9	1990	3	18000	N	N	1629 187TH AVE NE
013	152356	0100	10/14/04	\$448,000	2260	0	9	1999	3	5602	N	N	3002 172ND CT NE
013	252505	9196	11/9/04	\$645,000	2330	2220	9	1998	3	7715	N	N	820 173RD AVE NE
013	152356	0010	2/23/05	\$525,000	2410	0	9	1999	3	7127	N	N	3003 172ND CT NE
013	856301	0470	3/7/06	\$700,000	2420	0	9	2001	3	8960	N	N	1210 180TH PL NE
013	932960	0010	3/10/06	\$585,000	2480	0	9	1986	3	34805	N	N	2321 179TH AVE NE
013	279041	0290	3/23/04	\$445,000	2490	0	9	1978	4	11700	N	N	18516 NE 25TH WAY
013	313410	0051	9/19/05	\$730,000	2500	940	9	1980	4	22787	Y	N	3445 WEST LAKE SAMMAMISH PKWY NE
013	891710	0135	12/20/04	\$520,000	2550	690	9	1979	4	21600	N	N	18715 NE 24TH ST
013	932960	0320	9/15/05	\$619,000	2610	0	9	1986	4	12280	N	N	2112 179TH CT NE
013	932960	0070	3/10/05	\$505,000	2640	0	9	1982	3	22451	N	N	2201 179TH AVE NE
013	252505	9001	1/20/04	\$458,000	2710	0	9	1997	3	12534	N	N	2322 179TH CT NE
013	252505	9044	3/8/06	\$880,000	2740	0	9	2004	3	34200	N	N	17205 NE 24TH ST
013	362505	9085	8/19/04	\$637,000	2760	0	9	1978	4	23086	Y	N	663 WEST LAKE SAMMAMISH PKWY NE
013	414165	0070	7/14/04	\$520,000	2840	0	9	1980	4	14400	Y	N	1308 187TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	721232	0010	9/19/05	\$562,700	2850	0	9	1985	3	13364	N	N	2407 176TH CT NE
013	252505	9175	3/22/05	\$719,000	2900	0	9	1996	3	12320	N	N	2305 179TH CT NE
013	856303	0010	4/12/06	\$670,000	2900	0	9	1965	3	7875	N	N	1507 184TH AVE NE
013	932970	0070	4/26/05	\$572,500	2920	0	9	1987	3	12278	N	N	1990 179TH PL NE
013	666660	0010	6/4/04	\$595,000	2970	170	9	1998	3	13231	N	N	2624 172ND AVE NE
013	414165	0260	9/19/05	\$780,000	3120	0	9	1987	3	14400	N	N	1715 187TH AVE NE
013	279041	0300	8/10/05	\$635,000	3310	0	9	1978	4	14300	N	N	18527 NE 25TH WAY
013	856303	0200	9/9/04	\$590,000	3720	0	9	1966	4	7875	N	N	1825 184TH AVE NE
013	403990	0080	8/24/06	\$585,000	1690	0	10	1984	3	14062	N	N	236 NORTHUP WAY
013	362505	9116	10/1/04	\$835,000	1780	2060	10	2003	3	17342	Y	N	621 WEST LAKE SAMMAMISH PKWY NE
013	192506	9178	8/26/04	\$490,000	1820	770	10	1975	3	11761	Y	N	2873 WEST LAKE SAMMAMISH PKWY NE
013	131310	0050	3/1/04	\$413,000	1910	0	10	1977	4	11700	N	N	2811 176TH PL NE
013	403980	0150	7/21/05	\$588,000	2170	720	10	1989	3	14679	N	N	409 WEST LAKE SAMMAMISH PKWY NE
013	192506	9198	7/28/04	\$559,000	2350	0	10	1988	4	13822	N	N	3054 180TH AVE NE
013	721232	0100	8/5/04	\$452,000	2360	0	10	1985	3	12087	N	N	2510 176TH CT NE
013	192506	9210	4/26/05	\$918,000	2450	2530	10	2001	3	9416	Y	N	18334 NE 28TH ST
013	721232	0040	1/13/05	\$469,000	2580	0	10	1983	3	12944	N	N	2505 176TH CT NE
013	152355	0170	8/5/04	\$570,000	2680	430	10	1999	3	4813	N	N	3044 173RD CT NE
013	152355	0160	5/19/04	\$610,000	2860	720	10	1999	3	5447	N	N	3052 173RD CT NE
013	131310	0170	1/25/05	\$625,000	2870	840	10	1991	3	16200	Y	N	17607 NE 27TH ST
013	721232	0070	6/1/05	\$576,150	2900	0	10	1984	3	17043	N	N	2518 176TH CT NE
013	666660	0120	3/10/05	\$625,000	2930	0	10	1996	3	12483	N	N	17223 NE 26TH CT
013	313410	0218	8/24/05	\$849,000	3220	0	10	2005	3	7142	N	N	17309 NE 39TH CT
013	313410	0217	3/16/05	\$895,000	3580	0	10	2004	3	9587	N	N	17405 NE 39TH CT
013	403980	0080	7/12/04	\$860,500	4775	1190	10	1984	3	13703	Y	N	600 175TH PL NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	025960	0090	4/4/05	\$329,500	IMP. CHAR CHANGED AFTER SALE
004	025970	0160	3/24/05	\$375,000	IMP. CHAR CHANGED AFTER SALE
004	025970	0340	9/21/06	\$158,935	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
004	025980	0550	12/15/04	\$98,987	DOR RATIO; RELATED PARTY; OTHER WARNINGS
004	025980	1160	4/12/04	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	068610	0582	2/17/05	\$362,200	IMP. CHAR CHANGED AFTER SALE
004	068610	0640	10/31/05	\$275,000	QUIT CLAIM DEED
004	068610	0920	7/29/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068620	0330	11/8/05	\$306,317	IMP. CHAR CHANGED AFTER SALE
004	068620	0596	9/8/05	\$355,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	068620	1130	1/13/04	\$121,500	DOR RATIO
004	068620	1130	1/13/04	\$121,500	DOR RATIO; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
004	068630	0080	3/1/04	\$400,300	UNFIN AREA
004	068630	0080	12/12/05	\$525,000	UNFIN AREA; RELATED PARTY, FRIEND, OR NEIGHBOR
004	068630	0170	4/13/04	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068630	0710	3/20/05	\$60,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
004	068640	0020	11/27/06	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	068640	0400	8/9/04	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	068640	0850	12/1/06	\$226,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
004	068640	0880	3/26/04	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068645	0190	7/11/05	\$250,999	OBSOL
004	068645	0340	11/15/04	\$416,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068645	0530	7/5/05	\$375,000	IMP. CHAR CHANGED AFTER SALE
004	068645	0540	3/10/04	\$404,500	RELOCATION - SALE TO SERVICE
004	103670	0200	10/25/04	\$336,375	RELATED PARTY, FRIEND, OR NEIGHBOR
004	183030	0160	11/23/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	242505	9094	7/3/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	242505	9109	3/5/04	\$519,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	242505	9125	10/2/06	\$245,000	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO
004	329840	0450	12/23/04	\$185,600	RELATED PARTY, FRIEND, OR NEIGHBOR
004	329840	0720	5/24/04	\$210,000	DIAGNOSTIC OUTLIER
004	329850	0220	6/6/04	\$115,000	DOR RATIO
004	329850	0220	5/8/04	\$115,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND,
004	329850	0310	5/18/04	\$220,000	OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE
004	329850	0650	11/30/05	\$415,000	1031 TRADE; STATEMENT TO DOR
004	329850	0750	3/22/04	\$267,950	IMP. CHAR CHANGED AFTER SALE
004	329850	0880	7/14/06	\$109,824	DOR RATIO; PARTIAL INTEREST; OTHER WARNINGS
004	363090	0050	10/6/04	\$112,566	DOR RATIO; PARTIAL INTEREST; OTHER WARNINGS
004	404070	0020	6/22/04	\$262,950	QUESTIONABLE PER SALES IDENTIFICATION
004	404070	0180	10/25/05	\$367,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	404070	0210	6/6/05	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	618960	0010	2/5/04	\$279,950	RELOCATION - SALE TO SERVICE
004	618960	0010	2/2/04	\$279,950	RELOCATION - SALE TO SERVICE
004	618960	0080	9/28/06	\$333,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	664865	0110	1/9/06	\$495,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	691860	0010	2/20/04	\$265,000	DIAGNOSTIC OUTLIER
004	691860	0030	5/25/04	\$327,000	IMP. CHAR CHANGED AFTER SALE
004	691870	0120	12/20/05	\$375,000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
004	775160	0090	5/13/04	\$290,000	DIAGNOSTIC OUTLIER
004	775160	0140	3/29/05	\$325,000	DIAGNOSTIC OUTLIER
004	775180	0025	7/13/05	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	775200	0005	6/28/04	\$119,255	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND,
004	780470	0100	8/8/05	\$849,000	RELOCATION - SALE TO SERVICE
004	932850	0260	10/7/05	\$567,000	RELOCATION - SALE TO SERVICE
004	955730	0430	7/15/04	\$325,000	RELOCATION - SALE TO SERVICE
013	025990	0250	11/7/06	\$119,079	DOR RATIO; RELATED PARTY, ; OTHER WARNINGS
013	025990	0460	9/8/06	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	026700	0100	7/11/06	\$467,600	ACTIVE PERMIT BEFORE SALE>25K
013	103600	0870	9/7/06	\$465,000	IMP. CHAR CHANGED AFTER SALE
013	106600	0110	11/1/06	\$615,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	106600	0260	3/20/04	\$307,000	IMP. CHAR CHANGED AFTER SALE
013	106600	0530	11/24/04	\$340,000	IMP. CHAR CHANGED AFTER SALE
013	106610	0410	8/13/04	\$345,000	IMP. CHAR CHANGED AFTER SALE
013	106610	0430	12/1/04	\$510,000	RELOCATION - SALE TO SERVICE;
013	106620	0280	6/15/04	\$326,500	RELATED PARTY, FRIEND, OR NEIGHBOR
013	106620	0370	11/19/04	\$376,000	IMP. CHAR CHANGED AFTER SALE
013	106630	0130	8/11/05	\$446,500	IMP. CHAR CHANGED AFTER SALE
013	143760	0010	9/17/04	\$455,000	RELOCATION - SALE TO SERVICE;
013	143760	0150	8/22/06	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	144900	0190	3/24/06	\$530,000	1031 TRADE
013	152355	0220	4/12/05	\$426,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	152355	0220	5/14/04	\$370,960	EXEMPT FROM EXCISE TAX
013	192506	9120	11/29/04	\$1,183,000	DIAGNOSTIC OUTLIER
013	192506	9198	9/3/04	\$80,000	DOR RATIO;QUIT CLAIM DEED
013	226000	0370	9/10/04	\$369,000	NO MARKET EXPOSURE
013	252505	9005	2/9/04	\$307,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	252505	9065	1/20/05	\$500,000	PREVIMP<=25K
013	252505	9068	9/8/06	\$550,000	PREVIMP<=25K
013	252505	9158	5/26/04	\$2,050,000	DOR RATIO;NO MARKET EXPOSURE; OTHER WARNINGS
013	252505	9165	8/15/05	\$355,000	IMP. CHAR CHANGED AFTER SALE
013	279040	0200	2/18/04	\$370,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
013	279040	0240	4/19/06	\$625,000	UNFIN AREA
013	279041	0250	4/27/04	\$422,000	RELOCATION - SALE TO SERVICE;
013	313410	0101	2/16/05	\$317,000	DIAGNOSTIC OUTLIER
013	313410	0129	10/26/04	\$330,000	NO MARKET EXPOSURE
013	313410	0131	5/8/06	\$555,000	PREVIMP<=25K
013	313410	0200	4/5/05	\$1,100,000	DIAGNOSTIC OUTLIER
013	313410	0207	6/11/04	\$436,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	313610	0060	6/21/04	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
013	327575	0080	4/12/06	\$350,000	IMP. CHAR CHANGED AFTER SALE

**Improved Sales Removed from this Annual Update Analysis**

**Area 91**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
013	327576	0120	7/21/06	\$455,000	RELOCATION - SALE TO SERVICE
013	327576	0130	7/2/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	336940	0010	9/7/04	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	336940	0160	4/29/05	\$525,000	RELOCATION - SALE TO SERVICE
013	362505	9109	8/5/04	\$33,000	DOR RATIO
013	392010	0140	1/23/04	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
013	403980	0200	1/31/06	\$460,000	IMP. CHAR CHANGED AFTER SALE
013	403980	0200	2/3/04	\$415,000	IMP. CHAR CHANGED AFTER SALE
013	403980	0200	2/3/04	\$315,000	NO MARKET EXPOSURE
013	404580	0100	6/1/06	\$126,550	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
013	404580	0100	1/12/04	\$325,000	IMP. CHAR CHG'D SINCE SALE; OTHER WARNINGS
013	404580	0100	6/15/06	\$268,450	PARTIAL INTEREST (1/3, 1/2, Etc.)
013	414165	0260	9/19/05	\$780,000	RELOCATION - SALE TO SERVICE
013	437670	0070	8/6/04	\$350,000	OBSOL
013	437680	0100	2/16/05	\$395,000	IMP. CHAR CHANGED AFTER SALE
013	664879	0060	8/19/04	\$522,570	RELATED PARTY, FRIEND, OR NEIGHBOR
013	752510	0180	6/16/04	\$205,000	NON-REPRESENTATIVE SALE
013	752521	1370	7/12/06	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	752680	0130	7/9/05	\$575,000	%COMPL
013	752690	0050	10/3/06	\$1,125,000	DIAGNOSTIC OUTLIER
013	856300	0390	6/7/04	\$425,000	NO MARKET EXPOSURE
013	856300	1240	4/19/06	\$524,750	RELOCATION - SALE TO SERVICE
013	856300	1500	10/29/04	\$439,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
013	856300	1600	11/22/04	\$402,000	DOR RATIO;NO MARKET EXPOSURE
013	856301	0090	9/30/04	\$495,000	%COMPL
013	856301	0170	4/19/04	\$475,000	RELOCATION - SALE TO SERVICE;
013	856301	0510	5/24/04	\$345,000	IMP. CHAR CHANGED AFTER SALE
013	856301	0690	1/23/04	\$435,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	856301	0840	2/12/04	\$404,500	NO MARKET EXPOSURE
013	856302	0050	7/7/05	\$580,000	RELOCATION - SALE TO SERVICE
013	856302	0140	6/19/06	\$405,000	IMP. CHAR CHANGED AFTER SALE
013	856303	0020	7/26/05	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	856303	0090	2/14/04	\$425,000	IMP. CHAR CHANGED AFTER SALE
013	856305	0450	8/18/04	\$538,000	NO MARKET EXPOSURE
013	856307	0130	1/3/05	\$475,000	NO MARKET EXPOSURE; IMP. CHAR CHG'D SINCE SALE
013	856307	0220	6/2/04	\$700,000	RELOCATION - SALE BY SERVICE; OTHER WARNINGS
013	856307	0220	6/1/04	\$700,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
013	856308	0070	10/20/04	\$742,400	RELATED PARTY, FRIEND, OR NEIGHBOR
013	856308	0250	1/27/05	\$499,000	RELOCATION - SALE TO SERVICE
013	896500	0150	7/25/05	\$340,000	IMP. CHAR CHANGED AFTER SALE
013	932960	0320	6/14/05	\$500,000	IMP. CHAR CHANGED AFTER SALE

***Vacant Sales Used in this Annual Update Analysis***  
**Area 91**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
13	192506	9191	5/18/2006	\$435,000	10454	Y	N
13	192506	9191	9/26/2005	\$390,000	10454	Y	N
13	242505	9174	6/9/2006	\$377,500	10034	N	N
13	252505	9019	3/14/2006	\$1,750,000	13072	N	N
13	252505	9168	10/27/2005	\$319,000	12100	N	N
13	313410	0128	9/3/2004	\$260,000	17028	N	N
13	313410	0218	11/9/2004	\$283,000	7142	N	N
13	743150	0338	11/24/2004	\$150,000	18900	Y	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 91**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	242505	9053	8/29/2006	\$400,000	MULTI-PARCEL SALE; INCL IMP
4	242505	9176	10/2/2006	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	329850	0420	5/15/2006	\$89,450	QUIT CLAIM DEED; RELATED PARTY,



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr